



Dear Councillor,

CENTRAL LANCASHIRE STRATEGIC PLANNING JOINT ADVISORY COMMITTEE - TUESDAY, 22ND NOVEMBER 2022

The next meeting of the Central Lancashire Strategic Planning Joint Advisory Committee to be held in the Shield Room, Civic Centre, Leyland on Tuesday, 22nd November 2022 at 6.30 pm.

The agenda and accompanying reports for consideration at the meeting are enclosed.

The agenda papers are being sent to both appointed and substitute Members. Any appointed Member who cannot attend is asked to first contact their substitute to see if he or she can attend instead. Then please contact Ben Storey either by telephone or email at the address below to give their apology with an indication of whether the substitute Member will attend.

Yours sincerely

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Chief Executive of Chorley Council

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CENTRAL LANCASHIRE STRATEGIC PLANNING JOINT ADVISORY COMMITTEE

AGENDA

- 1 **Appointment of Chair for the Meeting**
- 2 **Welcome by Chair and Introductions**
- 3 **Apologies for absence**
- 4 **Minutes of meeting Tuesday, 18 October 2022 of Central Lancashire Strategic Planning Joint Advisory Committee (Pages 5 - 8)**

- 5 **Declarations of Interest**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary interest you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

- 6 **Central Lancashire Density Study (Pages 9 - 104)**

To receive and consider the report of the Central Lancashire Planning Local Plan Coordinator.

- 7 **Stage 1 Report Green Belt and Landscape Sensitivity (Pages 105 - 488)**

To receive and consider the report of the Head of Spatial Planning.

- 8 **Strategic Flood Risk Evidence Update & Level 1 Refresh Commission (Pages 489 - 506)**

To receive and consider the report of the Head of Spatial Planning.

- 9 **Consultation Plan Update (Verbal Report)**

To receive an update from the Central Lancashire Planning Local Plan Coordinator.

10 **Dates of Future Meetings**

The remaining Central Lancashire Strategic Planning Joint Advisory Committee meeting dates for the 2022/23 municipal year are set out below:

- 6.30pm Monday 6 February 2023 – Preston to host
- 6.30pm Monday 27 March 2023 – Chorley to host

11 **Exclusion of Press and Public**

To consider the exclusion of the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

By Virtue of Paragraph 3: Information relating to the financial or business affairs of any particular person (including the authority holding that information)

Condition: Information is not exempt if it is required to be registered under- The Companies Act 1985, The Friendly Societies Act 1974, The Friendly Societies Act 1992, The Industrial and Provident Societies Acts 1965 to 1978, The Building Societies Act 1986 (recorded in the public file of any building society, within the meaning of the Act) The Charities Act 1993.

Information is exempt to the extent that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Information is not exempt if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to Regulation 3 of the Town & Country Planning General Regulations 1992(a).

12 **City Deal Update (To Follow)**

To receive and consider the report of the Head of Planning, Lancashire County Council.

13 **Draft Preferred Options (Verbal Report)**

To receive an update from the Head of Spatial Planning.

14 **Site Assessment Update (Verbal Report)**

To receive an update from the Head of Spatial Planning.

15 **Preferred Sites Update (Verbal Report)**

To receive an update from the Head of Spatial Planning.

16 **Any other business**

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Minutes of **Central Lancashire Strategic Planning Joint Advisory Committee**

Meeting date **Tuesday, 18 October 2022**

Committee Members present: Councillor Alistair Bradley (Chorley Borough Council) (Chair), Councillors Alistair Morwood (Chorley Borough Council), James Flannery (South Ribble Borough Council), Malcolm Donoghue (South Ribble Borough Council), David Borrow (Preston City Council) and County Councillor Michael Green.

Committee Members present virtually (non-voting): Councillors Martin Boardman (Chorley Borough Council) and County Councillor Sue Whittam.

Observers present: Councillors Phil Smith (South Ribble Borough Council) and Gareth Watson (South Ribble Borough Council) with Councillors Alan Whittaker (Chorley Borough Council) Margaret France (Chorley Borough Council), Karen Walton (South Ribble Borough Council) and Ismail Bax (Preston City Council) via Microsoft Teams

Officers: Carolyn Williams (Local Plan Coordinator), Zoe Whiteside (Service Lead - Spatial Planning (Chorley Council)), Katherine Greenwood (Principal Planning Officer (Chorley Borough Council)), Debbie Roberts (Development Management Team Leader (South Ribble Borough Council)) Chris Hayward (Director of Development and Housing (Preston City Council)), Chris Blackburn (Planning Policy Team Leader (Preston City Council)), Marcus Hudson (Head of Planning (Lancashire County Council)), and Matthew Pawlyszyn (Democratic and Member Services Officer)

Apologies: Councillor Caleb Tomlinson (South Ribble Borough Council) and County Councillor Alan Cullens

A video recording of the public session of this meeting is available to view on [YouTube here](#)

34 Appointment of Chair for the Meeting

Resolved: That Councillor Alistair Bradley be appointed as the Chair for the meeting.

35 Welcome by Chair and Introductions

The Chair, Councillor Alistair Bradley, welcomed everyone to the meeting.

36 Apologies for absence

Apologies received from County Councillor Alan Cullens, and Councillor Caleb Tomlinson (South Ribble Borough Council).

37 Declarations of Interest

No interests were declared.

38 Minutes of meeting Monday, 12 September 2022 of Central Lancashire Strategic Planning Joint Advisory Committee

County Councillor Michael Green raised that on item 28, there was no mention of his abstention, and desired clarification that the decision was not unanimous.

Resolved: That the minutes with the above clarification be approved as a correct record.

39 Feedback from the Developer Forum

Carolyn Williams, Local Plan Coordinator, summarised the events of the Developer Forum held 26 September 2022.

70 developers registered and 60 attended on the day.

The developers in attendance ranged in size and market share. The forum was chaired by Chris McGuire with presentations delivered by Director of Planning and Development for Chorley and South Ribble, Jonathan Noad, and Director of Development and Housing for Preston, Chris Hayward. Presentations that were previously presented to the Central Lancashire Strategic Planning Joint Advisory Committee were delivered on density, the DLP Housing Study, Housing Needs and Demand. Discussions were held and questions were asked, which included but were not limited to the housing need, proposed numbers, distribution approach and justification for Central Lancashire.

Developers were mindful that South Ribble and Chorley were developing an aging population and queried how this, and other demographical information would impact the Local Plan.

It was highlighted that the presentations, attendance list and any notes from the forum would be distributed to Members of the Central Lancashire Strategic Planning Joint Advisory Committee.

Resolved: That the update be noted.

40 Land Supply Position for the Three Councils

The Chair, Councillor Alistair Bradley read the following statement to the committee.

“Officers ambitiously hoped to be in a position to provide a detailed update as to the land supply position for housing and employment across Central Lancashire for the new period (hence the reason for a verbal item). However, the work has been more complicated than first thought and the work required to map the sites is very specialist requiring external support, therefore once ready, it will be reported locally as part of the work leading up to the Preferred Options.”

41 Dates of Future Meetings

The next meeting of the Central Lancashire Strategic Planning Joint Advisory Committee will take place Tuesday, 22 November, 6:30pm, at South Ribble Borough Council.

42 Exclusion of Press and Public

Resolved: Unanimously that the press and public were excluded by virtue of Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

43 Scope of Preferred Options Consultation

Zoe Whiteside, Head of Spatial Planning, provided a verbal update explaining recent work undertaken and the process behind the scope of preferred options consultation.

44 Proposed Central Lancashire Local Plan Spatial Strategy

Zoe Whiteside provided a verbal update on the Proposed Central Lancashire Local Plan Spatial Strategy.

45 Consultation Plan- Including Duty to Co-operate

Carolyn Williams provided the membership a verbal update and covered

- The period of Consultation,
- Method of Consultation
- Duty to cooperate
- How the findings will be analyzed and reported back

46 Roadmap to Preferred Options

Zoe Whiteside provided a verbal update, provided the key milestones to be achieved between now and December 2022, including

- Site assessment work
- Development of key strategic objectives
- Finalising topic papers
- Member engagement

Chair

Date



Report of	Meeting	Date
Central Lancashire Planning Local Plan Coordinator	Central Lancashire Strategic Planning Joint Advisory Committee	22.11.2022

CENTRAL LANCASHIRE DENSITY STUDY

RECOMMENDATION(S)

1. To note contents of this report

EXECUTIVE SUMMARY OF REPORT

2. Hive Land and Planning were commissioned to undertake a study into the densities delivered across sites in Central Lancashire. The aim of this work is to understand what densities we have delivered, what density zones are relevant across Central Lancashire for considering density levels , and to consider the approach to densities to be set out in policy through the new Local plan.

Confidential report	Yes	No
Please bold as appropriate		

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

3. None, for information only.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

4. To continue with the existing approach. This was rejected as we have no detailed evidence on the density rates delivered across the plan area. We also needed to review the density zones to apply and consider updates to national policy which may affect the densities to be used in the new Local Plan.

Report content

5. The purpose of this Study is to provide an evidence base with which to inform and support assumptions about the capacity of sites proposed to be allocated for residential development through the emerging Central Lancashire Local Plan (CLLP). The Study aims to provide each of the local authorities a means by which to justify the assumptions around the proposed capacity of a site for inclusion as an allocation within the emerging CLLP, based on evidence from sites consented and developed in recent years.
6. To confidently allocate future residential development sites and apply a potential capacity to those sites, an evidence-based review of sites developed within Central Lancashire in recent years was required. Hive Land and Planning were appointed to undertake this work and provide a robust basis upon which estimates of future residential development site capacities can be made.
7. The aim of this work was to provide a level of accuracy for predicting future levels of density to be used when identifying new sites for development. This study therefore provides the Councils with a means by which to justify the proposed capacity of a site, when presenting figures through the Local Plan review process.
8. This study provides a retrospective review of completed sites and factual data on densities that have been delivered or are under construction. This provides an accurate, robust and market facing basis upon which future gross density assumptions can be calculated.

Density Zones

9. The study required that the methodology and approach to this commission defined a number of 'zones' across Central Lancashire which align with existing planning policy designations where possible and display similar typologies (such as the physical built environment, housing market, developer interest, etc.) Each zone typically has residential development which displays similar densities which have been achieved within those areas. The zones were then used by the three councils to identify housing schemes within them to assess actual densities which have been achieved in those areas. The other key consideration in defining the zones was to consider the Core Strategy and proposals maps for each local authority, and in particular the Settlement Hierarchy.
10. Identifying zones for different densities is an approach which is highlighted within section 2b of the recently published National Model Design Code.
11. The study identifies five zones: rural settlements; suburban; inner urban and town centre; Preston city centre; and other (rural), these are set out in detail in Appendix 1. A maximum of 10 sites were identified within each zone for analysis, with a total of 95 sites being reviewed, and focused on residential only sites rather than mixed use or strategic sites. However, the study does look at how the data can be used on strategic allocations.
12. Appendix A to the study entitled Master Schedule provides the details of the sites reviewed and the density rates delivered and includes strategic sites, windfall sites and multiphase residential sites.

Policy Review

13. The study was required to review the existing approach to density in the adopted Core Strategy and Local plans, as well as the requirements set nationally on this to ensure the approach proposed accords with the latest guidance and is fit for purpose.
14. The study also looks at different approaches to calculating density on either a net or gross

basis, with gross density being used in this study. The definitions of both are set out below:

Gross Density: the number of dwellings per hectare of the entire given area, including public infrastructure such as roads, open space and in some instances non-residential development (e.g. schools and shops) and any other infrastructure within the area.

Net Density: measures the number of dwellings per hectare on land devoted solely to residential development. This excludes other features on the site that could be associated with the development, such as public or community infrastructure.

15. The formula used for calculating gross density is set out below:

$$\text{Number of units (dwellings) / Area of site or defined sub-area (hectares)}$$

Density per hectare (dph)

16. Site-specific information was obtained as well as the site size and yield, such as the affordable provision and total floorspace. This additional data (affordable provision and total floorspace) was collected in order to provide a sense check on the core density data and identify anomalies or data fluctuations.

Data analysis

17. The data collected was presented at both district and Central Lancashire level, with average densities being used for the latter. Table 1 below shows the results for each density zone by council and the Central Lancashire average where available.

Table 1: Summary of key density findings

Density Zone	Chorley Borough Council	South Ribble Borough Council	Preston City Council	Central Lancashire
Rural Settlements (Gross Units/ha)	29	21	29	27
Suburban	27	26	27	27
Inner Urban and Town Centre	42	35	54	40
Preston City Council			477	
Other (Rural)				21

Conclusions

18. Across Central Lancashire the key density findings on a gross net area basis are (dwellings per hectare):

- Rural settlements – 27
- Suburban – 27
- Inner urban and town centre – 40
- Preston city centre – 477
- Other (rural) – 21.

19. The study recommends that the new Local Plan uses the above figures as the basis for starting to calculate densities of sites which fall within the identified zones. The study notes this data is based on what has historically been delivered, as such higher densities may be achievable going forward given the Governments drive to make efficient use of land. The full study can be found in Appendix 2.

Equality and diversity

20. There are no implications from this report, it is a factual review of housing density delivered.

Risk

21. The key risk is lower densities being delivered on sites across Central Lancashire than the Councils would like, meaning we are not making the best use of land and need to allocate more sites to meet our identified housing need. As such the Councils are working to ensure that realistic and deliverable densities are identified in the Local Plan.

Comments of the Statutory Finance Officer

22. There are no financial implications of this report.

Comments of the Monitoring Officer

23. There are no legal implications as a result of this report.

Report Author	Ext	Date	Doc ID
Carolyn Williams	5305	8.11.22	

Appendix 1 Central Lancashire Density Study

Density Zones

The density zones, and how they relate to the adopted proposals maps, are as follows:

- Rural: all areas that fall outside of the categories listed below. This zone aligns with Countryside or Green Belt Boundaries in the adopted Local Plans;
- Rural Settlements: settlements including Grimsargh, Goosnargh, Barton, Brinscall / Withnell, Eccleston, and Longton, as defined in the adopted Local Plans;
- Suburban: areas including Cottam Hall, Broughton, Higher and Lower Bartle/Lightfoot Lane, Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods. These areas are not all defined within the Local Plans so boundaries have been mapped as part of this instruction.
- Inner Urban and Town Centres: This zone includes areas such as Chorley Town Centre, Leyland, Fulwood, Ribbleson, Lea, Farington, Penwortham, Lostock Hall, Bamber Bridge, Walton-le-Dale, and Higher Walton. They are all defined within the adopted Local Plans;
- Preston City Centre – defined within the adopted Local Plan.

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Central Lancashire Housing Density Study

Central Lancashire Local Plan

Updated October 2022



Contact:

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Executive Summary

What

The three Central Lancashire Local Authorities (Chorley Council [CC], Preston City Council [PCC] and South Ribble Borough Council [SRBC]) have commenced the formulation of a new Central Lancashire Local Plan (CLLP). The CLLP team, and respective local authorities, are undertaking a range of evidence base work to inform the new Local Plan.

One of the evidence base workstreams is on understanding of the densities that have been achieved across residential sites, to inform assumptions about the potential development capacity of sites being considered for allocation under the new CLLP. As well as informing allocation capacity assumptions, the work will also be applied to the sites which the Council's identify and include within their Strategic Housing and Employment Land Availability Assessment (SHELAA).

Hive Land & Planning have been appointed to undertake this housing density study. This October 2022 version of the report, has been updated to reflect the outcome of the consultation with the Central Lancashire Developers Forum, which took place in September 2022.

Why

In order to confidently allocate future residential development sites and apply a potential capacity to those sites, an evidence-based review of sites developed within Central Lancashire in recent years was required. This study provides a factual summary of the residential density achieved on sites within Central Lancashire, providing a robust basis upon which estimates of future residential development site capacities can be made. This will be critical to ensure the individual housing allocation capacity assumptions are as accurate as possible. This study provides the Councils with a means by which to justify the proposed capacity of a site, when presenting figures through the Local Plan review process.

How

Unlike other approaches to residential density studies where sites are assessed and, based on the characteristics of the site, an estimate of the housing capacity / density which might be achieved is

proposed, this study instead provides a retrospective review of completed sites. Thus, the findings of this study are factual, using data gathered from housing densities from sites which have been developed, or are under construction. This provides an accurate, robust and market facing basis upon which future gross density assumptions can be calculated.

The methodology and approach to this commission has been to define a number of 'zones' across Central Lancashire which align with existing planning policy designations where possible and display similar typologies (such as the physical built environment, housing market, developer interest, etc.). Each zone typically has residential development which displays similar densities which have been achieved within those areas. Following the delineation of the zones, a range of residential schemes were selected within which zone to provide a data sample to assess actual densities which have been achieved on those sites, allowing the assimilation of a robust data set.

The study identifies five zones: rural settlements; suburban; inner urban and town centre; Preston city centre; and other (rural), with plans provided for each zone along with a rationale for the boundaries. Within each zone across Central Lancashire, a maximum of ten sites per local authority area have been selected and analysed. The data set is extensive and includes a review of 95 sites and circa 7683 units, as well as including key information on site application area and site yield, and additional information on residential floorspace, unit sizes and level of affordable housing has also been provided.

The calculation of density for each site is based upon the area of land contained within the red line for the relevant planning application, divided by the number of units consented / built. This accords with the Planning Practice Guidance on gross density, avoiding the unnecessary complexity of analysing net densities, which are subject to an interpretation of "*land devoted solely to residential development*". This site related data has then been aggregated up to provide average densities for each zone.

This study is focussed on residential only applications, rather than mixed-use and strategic allocations. However, this report outlines how the data analysed can be used for residential areas within future strategic site allocations.

Key Findings

Density findings

Across Central Lancashire the key density findings on a gross net area basis are (dwellings per hectare):

- Rural settlements – 27
- Suburban – 27
- Inner urban and town centre – 40
- Preston city centre – 477
- Other (rural) – 21.

For emerging allocations within the identified zones, it is considered that the above figures represent a good starting point to apportion gross density calculations, when based solely on what the market has historically achieved on residential development sites. These assumptions would also need to have regard to the findings within this report and specific market conditions.

Strength of the data

The data obtained in compiling this Study has been extensive. In the majority of cases this has led to clear unambiguous patterns emerging from the data from which reliable conclusions can be formed. In the limited examples where the level of suitable, available evidence has been based on fewer than ten sites, consideration should be given to how this data is used going forwards. For this reason it is considered that, in some instances it may be more reliable to apply density data on a Central Lancashire rather than local authority geography.

The data analysed and the conclusions reached should be highly transferable in terms of estimating capacity within the emerging Central Lancashire Local Plan.

Local vs Sub-Regional Markets

The data has shown the emergence of various market areas, some of which are specific to the local authority area and some of which show consistency of data for that typology across the Central Lancashire geography and could therefore be considered a regional market.

By way of example, the Suburban typology of sites shows a high degree of consistency across the three boroughs. These sites are of similar sizes, provide broadly similar houses and appear to be dominated by volume housebuilders. Any variances between the three local authority areas can be considered to be minor. The data would suggest the market for these sites is a sub-regional one. When looking to allocate potential capacities to future Suburban sites it would seem reasonable to use the sub-regional average of 27 units per hectare.

In contrast, Inner Urban and Town Centre sites show a greater level of variance across the three local authority areas. SRBC has the lowest density sites within this typology at 35 units per hectare, showing certain characteristics similar to those sites within the Suburban typologies. PCC has the highest density at 54 units per hectare, reflecting a higher provision of apartments and high-density affordable housing. The markets within the Inner Urban and Town Centre site typologies should be considered to be specific to that local authority, rather than sub-regional markets. It is therefore recommended that data specific to that local authority, not sub-regional averages, when allocating capacities to future Inner Urban and Town Centre sites.

Variety within Preston City Centre

Preston City Centre is unique within the Central Lancashire sub-region and therefore doesn't offer a basis for comparison with other areas, within this study. Although there is an extensive set of data from which reliable averages can be derived and conclusions drawn, the range of densities witnessed should be noted. The average density figures at 477 units per hectare is drawn from 10 individual sites, but masks the range of developments delivered within the city centre. The lowest density site is a 14 unit scheme built to 86 units per hectare, as compared with the 176 unit scheme being built to a density of 978 units per hectare. Consideration needs to be given to the variety of potential development densities in the city centre area when seeking to apply development capacities.

"Other Rural" Sites – Volume, Executive and Affordable Housing

The sites which fell into the category of "Other – Rural", were relatively evenly split amongst three main delivery models – volume housebuilders, niche SME housebuilders building larger executive homes and affordable housing providers/contractors delivering on behalf of affordable housing providers. Whereas the Suburban typology of site, for example, is heavily dominated by volume housebuilders on typically

larger sites, the site densities within the “Other – Rural” category vary according to the type of housing provider, with densities ranging from 12 units per hectare to 39 units per hectare. This should be taken into consideration when allocating estimated site capacities in the emerging CLLP.



Contents

- 1. Introduction.....9
- 2. Baseline Review of Previous Central Lancashire Work on Density.....12
- 3. National Planning Policy.....21
- 4. Definition and Interpretation of Density.....27
- 5. Methodology.....28
- 6. Data Analysis33
- 7. Key Findings42
- 8. Central Lancashire Developers Forum.....45

Appendices

Appendix A – Master Schedule

Appendix B – Zonal Mapping

Appendix C – Central Lancashire Developer’s Forum Presentation, October 2022

Document Tracker					
Rev	Comments	Produced by	Checked by	Approved by	Date
1	1 st Draft	KB	MV	SS	27.08.2021
2	Oct 22 Update	MV	JCr	SS	18.10.2022

1. Introduction

- 1.1 This Central Lancashire Housing Density Study (the “Study”) has been commissioned jointly by Chorley Council (CC), Preston City Council (PCC) and South Ribble Borough Council (SRBC), along with the Central Lancashire Local Plan Team.

Purpose of the Study

- 1.2 The purpose of this Study is to provide an evidence base with which to inform and support assumptions about the capacity of sites proposed to be allocated for residential development through the emerging Central Lancashire Local Plan (CLLP). The Study aims to provide each of the local authorities a means by which to justify the assumptions around the proposed capacity of a site for inclusion as an allocation within the emerging CLLP, based on evidence from sites consented and developed in recent years.
- 1.3 This Study has been carried out by gathering data around housing densities of sites which have been developed out or are under construction, wherever possible. The full methodology utilised to conduct the Study is set out within Section 5 of this report which provides clarity on site selection, data gathering and the analysis process.
- 1.4 This Study analyses the data collected to consider the implications of these findings for future density assumptions, which may be applied to the Strategic Housing and Employment Land Availability Assessment (SHELAA) and emerging CLLP.
- 1.5 This October 2022 update also reflects the consultation undertaken by way of the Central Lancashire Developers Forum.

Structure of the Report

- 1.6 This Report is structured as follows:
- **Section 2 - Baseline Review of Previous Central Lancashire Work on Density** – this section reviews the previously undertaken housing density work which was incorporated within the Central Lancashire Strategic Housing Land Availability Assessment (SHLAA), completed in 2010.

- **Section 3 – National Planning Policy** – covers the National Planning Policy Framework and Guidance in respect of plan making considerations around density.
- **Section 4 – Definition and interpretation of density** – provides key information around definitions and in particular the approach to gross rather than net site area assumptions.
- **Section 5 – Methodology** – this section provides a comprehensive summary of the way in which the study was undertaken, providing robust justification on the approach, as well as setting out the key assumptions.
- **Section 6 – Data analysis** – provides a summary of the data.
- **Section 7 – Key Findings** – provides a summary of the key conclusions, drawn from the data analysis.
- **Section 8 – Central Lancashire Developer Forum** – An overview of the presentation and interaction from the attendees at the forum.

Scope and Limitations of the Report

- 1.7 This Study sets out the methodology and findings of the review into the density of residential developments that are being delivered across Central Lancashire. It aims to provide an evidence-led analysis of the densities which have been or are currently being delivered.
- 1.8 The findings of the Study have been solely based on available data and evidence on what has been delivered historically. The findings should be used to support realistic, evidence-based assumptions around the gross densities of future housing allocations within the defined zones. Therefore, this evidence base provides the basis to establish a generic approach, such as a density multiplier initially applied to emerging housing allocations. To calculate the capacity of future housing allocations, site specific constraints should further be applied, and those site-related constraints are not addressed within this report.
- 1.9 The information contained within the report and the supporting data tables is based on information obtained from Public Access, the Councils' websites, the Council's monitoring records, LandInsight, Land Registry, and Google Earth. Hive cannot take any responsibility for the accuracy of data obtained from 3rd

party sources. The list of sites analysed has been reached by agreement between Hive and the relevant local authority and is intended to be a representative sample of the sites within the respective zone. The data should not be considered an exhaustive list of all sites within that typology/area which have been consented and developed out in recent years.

2. Baseline Review of Previous Central Lancashire Work on Density

Background and Context

- 2.1 In undertaking this Study it is necessary to establish the existing policy basis and relevant studies which have historically informed the approach taken around density in plan making.
- 2.2 The Central Lancashire Local Development Scheme (LDS) was updated on 27th February 2020. The document provides a programme for the review of the current Local Plan and confirms the documents which comprise the development plan:
- Central Lancashire Core Strategy (2012)
 - Local Plans (2015)
 - Neighbourhood Plans
 - i. Penwortham Neighbourhood Plan
 - ii. Inner East Preston Neighbourhood Plan
 - iii. Broughton in Amounderness Neighbourhood Plan.
- 2.3 The LDS sets out the other documents which are material considerations such as the adopted Statement of Community Involvement's, various Supplementary Planning Documents including Design Guide (2012), Controlling Re-Use of Employment Premises (2012) and Rural Development (2012).
- 2.4 The LDS sets out the programme for the key stages of the preparation of the Local Plan. An Issues and Options consultation was carried out from November 2019 to February 2020. An Issues and Options Document was published which was supported by a series of detailed annexes. Over 1,600 responses were received to the consultation.
- 2.5 The next stage of the preparation of the Local Plan is the Preferred Options consultation which is scheduled to be carried out from June to August 2021. However, the Council are currently updating the LDS as they are preparing the Preferred Options document which will be published for consultation at the end of 2021 in light of a delay in the preparation of key aspects of the evidence base.

Previous Central Lancashire Density Reviews

Central Lancashire Strategic Housing Land Availability Assessment 2010

- 2.6 The initial review of housing densities was incorporated within the Central Lancashire Strategic Housing Land Availability Assessment (SHLAA) which was published in September 2010.
- 2.7 In order to arrive at an estimated net developable area, the SHLAA methodology applies a series of assumptions which were made about the Assumed Net Ratio (ANR) of a site based on its size. These assumptions were:
 - less than 0.4 hectares: 90% of site developed for housing;
 - 0.4 – 4.9 hectares: 80% of site developed for housing;
 - 5 – 10 hectares 60% of site developed for housing; and
 - Over 10 hectares 50% of site developed for housing.
- 2.8 After calculating the net developable area based on the above ANR, this was adjusted accordingly to reflect individual site characteristics and physical constraints. Typical physical considerations included access, topography, flooding risk, natural features of significance and location of pylons.
- 2.9 Each of the sites were given a density classification and a site-specific density multiplier based on its location, with the exception of sites which were subject to a planning application. The table below provides the density classifications confirmed within the SHLAA.

	Initial ranges applied in 2008	Ranges applied in March 2009 SHLAA	Ranges applied in updated May 2010 SHLAA
Preston City Centre	120 – 150 dph	50 – 100 dph	50 – 100 dph
Preston Docks	60 – 120 dph	50 – 100 dph	50 – 100 dph
Inner Urban	50 – 120 dph	50 – 100 dph	30 – 50 dph
Suburban	30 – 60 dph	30 – 60 dph	30 – 40 dph
Rural Settlements	30 – 60 dph	30 – 60 dph	30 – 40 dph
Other Rural	30 – 40 dph	30 – 40 dph	30 – 40 dph

2.10 The potential housing capacity was therefore stated as being a result of the following calculation:

Site size x net developable area (%) x density multiplier

2.11 The Central Lancashire Authorities carried out a partial review of the 2010 SHLAA in 2011 and published the updated version in February 2012. The review retained the assumptions made in the 2010 SHLAA and updates were made in relation to site specific information such as new planning applications or any feedback on sites provided by developers at a SHLAA Developer Panel held in February 2012. This SHLAA 2012 update was the basis for which the capacity of proposed housing allocations within each local planning authority were made.

2019 SHLAA Methodology Statement

2.12 Following two initial Call for Sites exercises in 2018 and 2019, the Central Lancashire Strategic Housing and Economic Land Availability Assessment Methodology Statement (Methodology Statement) was published in April 2019. The document was Annex 7 which was consulted upon within the Issues and Options consultation carried out from November 2019 to February 2020.

2.13 The Methodology Statement sets out the proposed methodology for the Strategic Housing and Economic Land Availability Assessment. It sets out two key stages, the first being the identification of sites and broad locations, the second being the assessment of those sites. The first step within stage 2 involved estimating the development potential in terms of capacity and density.

2.14 The Methodology Statement retained the same assumptions around ANR as the 2010 SHLAA which are reported above. It is acknowledged that further iterations to the net developable areas for certain sites will be made to account for further specific development constraints, such as topography, heavy tree cover, or an awkward shaped site. The SHLAA highlights that these further iterations should be made sparingly however as these undevelopable areas may be used for purposes such as amenity greenspace, green corridors which have been taken into account by applying the ANR.

2.15 The Methodology Statement states that there are no specific prescribed densities within the existing Local Plan. Policy 5 of the Core Strategy seeks to secure densities of development which are in keeping with

local areas, which have no detrimental impact on amenity, character, appearance, distinctiveness and environmental quality.

- 2.16 The preferred approach of applying density assumptions within the CLLP is yet to be confirmed but for the purpose of estimating potential site capacities in the emerging SHELAA, a density of 35 dph will be applied to all sites. The Methodology Statement recognises that a standard density of 35 dph will not be appropriate for all sites but this will provide an initial estimate. It is noted that in subsequent calculations of future versions of the SHELAA, various density assumptions can be applied such as those identified within the 2010 SHLAA (Preston City Centre, Preston Docks, Inner Urban, Suburban, Rural Settlement and Other) to take account of the site-specific characteristics.

Central Lancashire Housing Study 2020 (Iceni Projects)

- 2.17 In addition to the Methodology Statement, a Central Lancashire Housing Study carried out by Iceni Projects was published in March 2020. The purpose of the Housing Study was to update and develop elements of the analysis set out within the 2017 Central Lancashire Strategic Housing Market Assessment (SHMA). The two main functions of this were to advise on the scale of the housing need and the interim distribution to inform a revised Joint Memorandum of Understanding, and provide a robust evidence base for the scale, type and mix of housing need to support the proposed housing mix and allocation of sites for residential development in the CLLP.
- 2.18 The document outlined the broad density targets for three different locational typologies in chapter 6. The study reports property transaction data and historical density data from 1996-2011. It goes on to state in paragraph 6.16 that a more nuanced approach to testing densities is required, reflecting on what the market has achieved historically and a typologies approach should be pursued. The Housing Study recommended potential broad density targets across central Lancashire for different typologies: 25-30dph in Rural / Village location; 35dph in Suburban / Urban Extensions; 40dph in Town Centres; and 50dph in Central Preston.

Evidence Base Density Reviews

- 2.19 This sub-section will refer to similar density studies carried out elsewhere which forms part of a local planning authority's evidence base.

Wirral Density Study

2.20 As part of the emerging Wirral Local Plan, Wirral Council commissioned Urban Imprint to carry out seven stages of a study, resulting in four reports being published. The purpose of the study was to review the Council's approach to the density of development being promoted within the existing planning policies.

2.21 Wirral Council published a summary overview of the study in March 2021 which concluded the following outcomes of the study:

- Report 1: Published in January 2020 and considers the need for a different approach to estimating density based on a review of current planning policy and wider national context and best practice. Key findings:
 - i. the efficient use of land was not being encouraged particularly within urban areas and a stepped approach was required as opposed to a traditional model of replicating densities.
 - ii. A robust strategy is needed to identify different densities for different zones to allow for consideration of local context and allow higher densities to be targeted upon specific locations.
- Report 2: Published in March 2021 and suggests how the different 'density zones' could be identified including a map of potential zones.
- Report 3: Published in March 2021 and sets out 14 site specific case studies demonstrating how higher densities may be achieved in different locations to demonstrate the feasibility of delivering higher densities.
 - i. The review of existing density showed that assuming a standard density of 30 dph and 20 dph in conservation areas was artificially low and took no account of local characteristics or qualities of a particular location.
 - ii. The case studies showed that only larger sites could achieve higher densities and provide some on-site open space. Smaller sites should focus on high quality public

realm, connection to wider existing infrastructure and off-site contributions. On-plot approaches to parking should be discouraged.

- iii. Subdivision of existing plots and backland development should be encouraged.
- Report 4: Published in March 2021 and provides a summary of final recommendations and sets out a proposed policy approach.
 - i. Planning policy should be based on density zones and a staircase of minimum densities applied to gross developable areas.
 - ii. The proposed minimum densities are in accordance with previous performance.
 - iii. Traditional approaches to the provision of on-site parking, open space and amenity may need to be approached differently with off-site provision and commuted sums being options.

2.22 The Summary Overview produced the below table which set out the density classifications and proposed minimums that could be achieved in each area.

Density Zone	Existing Average Density	Recommended Minimum Density
Waterfront	60 dph	Overall minimum 70 dph (if >2ha = minimum 90 dph)
Urban Core and Town Centres	61 dph	Overall minimum 60 dph (if >2ha = minimum 70 dph)
Transit	41 dph	Overall minimum 50 dph up to 75 dph
Suburban	42 dph	Overall minimum 40dph
Other Urban (outside other density zones)	n/a	Minimum 30 dph if >1ha
Urban Edge	n/a	Maximum 60 dph. 45 dph minimum within 1km of railway station and 30dph further than 1km from rail station

Elmbridge Density Study

2.23 Elmbridge Borough Council published a Density Study in July 2019 which forms part of the Elmbridge Local Plan Evidence Base. The Density Study considers the definition of density and concludes that density can be measured in two ways – net or gross. Gross density is the number of dwellings per hectare of a given area, including public infrastructure such as roads, open space and in some instances non-residential development (e.g. schools and shops). Net density measures the number of dwellings per hectare on land devoted solely to residential development and whilst this includes private driveways and amenity space it does not include public infrastructure. Both methods of calculating density were utilised within the Density Study and it states that the most appropriate measurement for estimating gross/net residential density yield for future housing is dwellings per hectare (dph) which is calculated by the following formula:

Number of units (dwellings) / Area of site or defined sub-area (hectares)

2.24 The purpose of the Density Study was to provide the Council with an assessment of existing dwelling densities across the borough based on the sub-areas identified within the adopted Design and Character Supplementary Planning Document. The assessment would provide evidence as to whether it would be appropriate to optimise density and help meet the Council's objectively assessed needs for housing and other development in the urban area. The Density Study would also be used to inform Local Plan policy on density in order to optimise the use of land in the area. The findings of the Density Study were as follows:

- Existing densities in urban areas are low (below 30dph).
- In many instances, proposals (and permissions) for new development are exceeding existing densities, with the highest densities achieved in and around town centre and station locations.
- Most of the area is characterised as relatively low rise (around two-storeys) development, though with some taller buildings in the town centres (three and four storeys). Taller buildings of six-seven storeys are found in Walton-on-Thames town centre. There are very few 'tall buildings' in the borough: there are three ten-storey residential towers in Walton-on-Thames dating from the 1960s.

- Higher densities should continue to be encouraged within town centres, but this approach should also be encouraged around the train stations.

2.25 The findings of the Density Study had been utilised within the Urban Capacity Study which was earlier published in April 2018. The Urban Capacity Study identified sites within the urban area which were potentially suitable for residential development and applied a density multiplier in accordance with the findings of the Density Study. The density multiplier is shown below. It should be noted that proximities to transport connections was a major consideration within this Density Study notably due to the borough’s location just 15 miles south west from the centre of London.

Location	Low Density Multiplier	High Density Multiplier
Town Centres	75 dph	150 dph
District Centres	40 dph	100 dph
Town and District Centre catchment areas and Local Centres	30 dph	70 dph
Railway station catchment areas	30 dph	70 dph
Residential areas	20 dph	40 dph
Specific low density residential areas	5 dph	10 dph

Density Study Outcomes

2.26 Both the Wirral and Elmbridge Density Studies have provided a useful benchmark in both the methodology applied to reviewing existing density and then providing recommendations for emerging planning policy. The key outcomes from these studies that are transferable to this Study are the following:

- The Elmbridge Density Study considers that the most appropriate measurement for estimating gross/net residential density yield for future housing is dwellings per hectare (dph) which is calculated by the following formula: *Number of units (dwellings) / Area of site or defined sub-area (hectares)*. Both methods of calculating density (net and gross) were utilised within the Density Study with gross density of existing residential areas calculated initially and net densities of new developments also assessed;
- Both studies carried out a review of existing densities and concluded that existing densities within urban areas were low (less than 30 dph in suburban areas in Elmbridge and 42 dph in suburban areas Wirral) and that higher densities should be encouraged; and
- The studies then set out a stepped approach with minimum densities in different locations that new development should be expected to achieve.

3. National Planning Policy

3.1 This section of the report summarises the national planning policy context, along with any other material considerations relevant to the Study.

NPPF

3.2 The National Planning Policy Framework (NPPF) sets out the governments planning policy for England and how these policies should be applied. The document was published in 2012, revised in July 2018, February 2019 and most recently in July 2021.

3.3 Chapter 11 (Making effective use of land) of the NPPF provides relevant planning policy guidance in relation to densities. Sub-section ‘Achieving appropriate densities’ sets out specific guidance on how planning policies and decisions should ensure appropriate densities are sought. The sub-section is set out below.

124. Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important

that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;

b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

3.4 The first sentence of paragraph 125 (highlighted in bold) was inserted as part of the recent revision in July 2021. Alongside the publication of the revised NPPF in July 2021, the government also published the National Model Design Code in two parts (part1- the coding process, and part 2- guidance notes). The National Model Design Code sets out clear design parameters to help local authorities and communities decide what good quality design looks like in their area. Its purpose is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.

3.5 Section 2b (Coding Plan) of the National Model Design Code states that analysis is to be undertaken that shows the areas of the authority to which the code will apply along with distribution of the area types.

3.6 Figure 1 below is an extract of the Coding Plan within the National Model Design Code (Figure 9: Coding Plan) which establishes the possible area types for design codes.

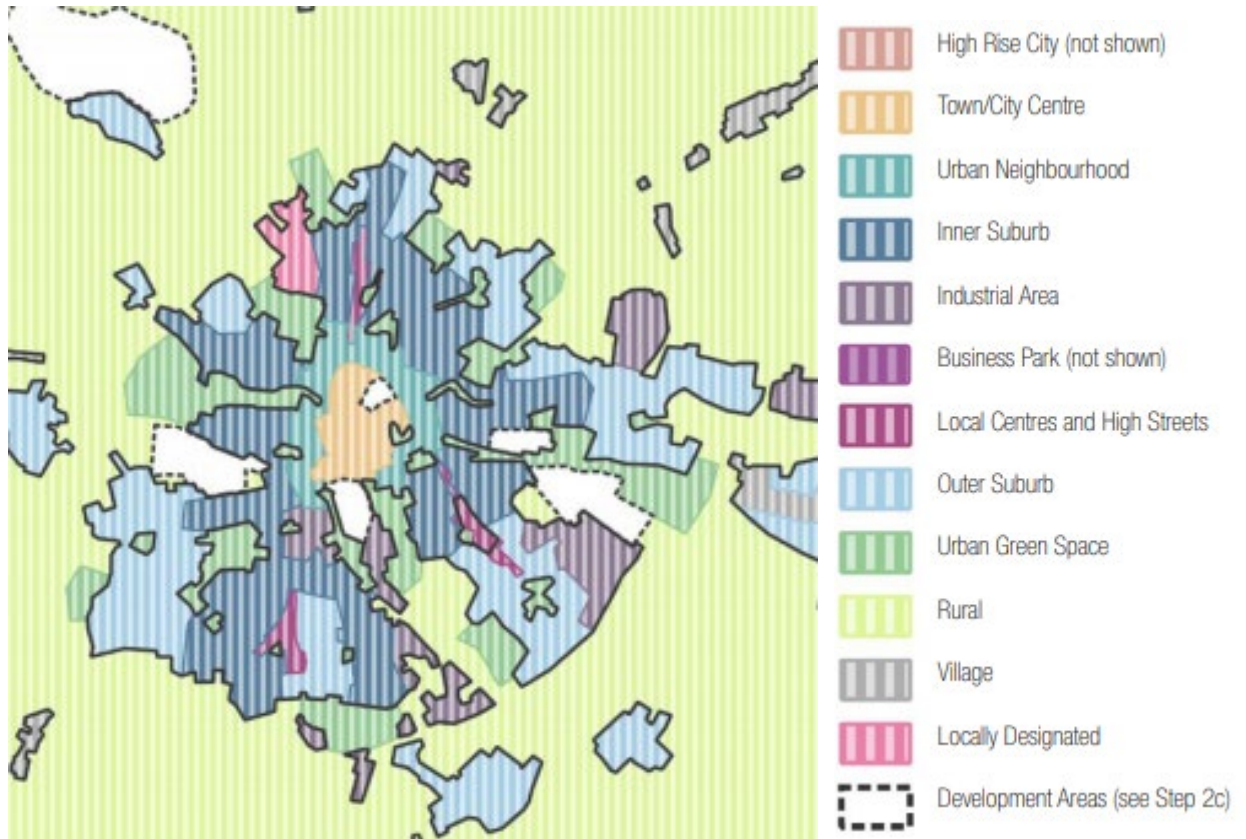


Figure 1: National Model Design Code (Coding Plan)

3.7 Figure 2 overleaf is an extract of Figure 10 within the National Model Design Code which details further guidance on each area type and their characteristics, with specific reference to appropriate densities.

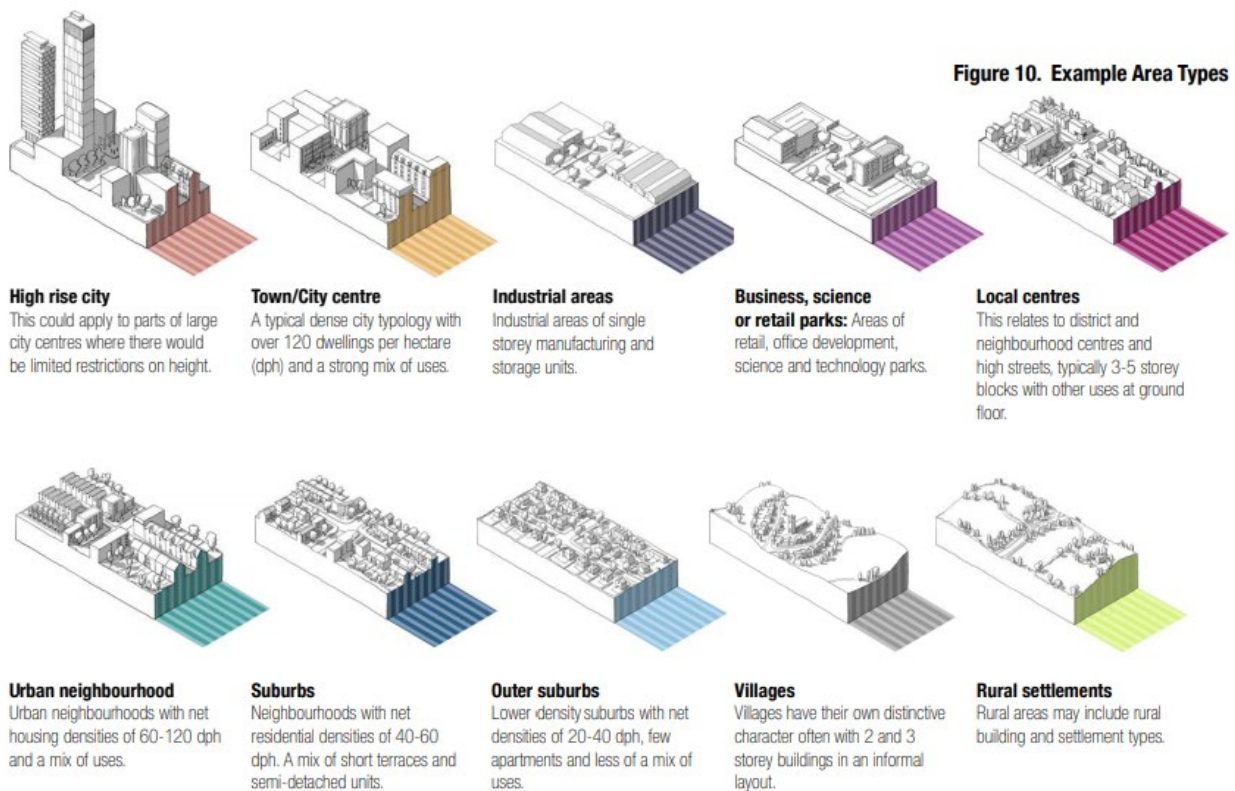


Figure 2: National Model Design Code (Example Area Types)

- 3.8 In addition to the guidance set out within Chapter 11 (Making effective use of land) of the NPPF, Paragraph 130 within Chapter 12 (Achieving well-designed places) states that planning policies and design should ensure developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).”
- 3.9 Furthermore, Paragraph 141 within Chapter 13 (Protecting Green Belt) sets out the actions that local authorities must undertake before concluding that exceptional circumstances exist to justify changes to the Green Belt boundaries. Part b of the requirements state that the strategy will be examined as to whether it “optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport.”. This further reiterates the necessity to promote and demonstrate the efficient use of land through planning policies.

PPG

- 3.10 Guidance at the national level is also provided by the Planning Practice Guidance (PPG) which was launched on the 6th March 2014. The PPG provides further guidance on a range of key issues.
- 3.11 Further guidance on the Effective Use of Land, in addition to Chapter 11 of the NPPF is provided within the PPG.
- 3.12 Paragraph 4 is of particular relevance and identifies what tools are available to local planning authorities to help identify appropriate densities. One tool suggested is undertaking characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure and amenity space. Other tools include accounting for accessibility measures, environmental and infrastructure assessments and an assessment of market or site viability.
- 3.13 Paragraph 5 confirms the different approaches that can be applied when measuring densities. The following methods are suggested:
- **Plot ratio measures:** this can help to indicate how a development will relate to its surroundings and the provision of open space within the site. For example the site coverage ratio (gross external ground floor area ÷ site area) indicates the ratio of building cover to other uses.
 - **Bedspace per hectare:** indicates the density of potential residential occupation.
 - **Dwellings per hectare:** measures the number of homes within a given area.

Summary

- 3.14 The core guidance is set out within the NPPF where paragraph 124 ultimately requires planning policies and decisions to make efficient use of land, whilst newly added paragraph 125 indicates that area-based character assessments can be helpful to ensure that land is efficiently used. The recently published National Model Design Code illustrates what area types the character-based assessments may be based upon. Paragraph 4 of the Effective Use of Land PPG further reiterates the relevance of undertaking a characterisation study.

- 3.15 Whilst the guidance offers a limited steer in terms of how density studies should be carried out, PPG notes that characterisation studies could consider a number of issues such as urban forms, historic character and building typologies, all of which are relevant to the density of the existing urban area.
- 3.16 PPG also considers the methods of calculating density which includes measuring the number of dwellings per hectare, as utilised within the Elmbridge Density Study.

4. Definition and Interpretation of Density

4.1 As highlighted within PPG, density can be measured in a number of ways. The most common method in planning policy terms is to calculate the dwellings per hectare (the number of homes within a given area).

4.2 There are two key methods of calculating the dwellings per hectare which can be defined as follows:

1. **Gross Density:** the number of dwellings per hectare of the entire given area, including public infrastructure such as roads, open space and in some instances non-residential development (e.g. schools and shops) and any other infrastructure within the area.
2. **Net Density:** measures the number of dwellings per hectare on land devoted solely to residential development. This excludes other features on the site that could be associated with the development, such as public or community infrastructure.

4.3 For the purpose of the Study, density has been measured on a Gross basis in accordance with the below formula:

$$\text{Number of units (dwellings) / Area of site or defined sub-area (hectares)}$$

$$\text{Density per hectare (dph)}$$

4.4 The gross basis of measuring density was selected as it is considered to be the more evidence-based approach, not reliant upon interpretation of the term “*land devoted solely to residential development*” and detailed fine-grain measurements of areas on a plan seeking to identify these net areas. The approach adopted within this Study relies upon the measurement of the red line area of the planning application against the number of residential units consented within that red line.

4.5 Site-specific information has been obtained as part this Study as well as the site size and yield, such as the affordable provision and total floorspace. This additional data (affordable provision and total floorspace) has been collected in order to provide a sense check on the core density data and identify anomalies or data fluctuations. This process is covered in more detail within the methodology section below.

5. Methodology

- 5.1 This section sets out the step-by-step methodology used to undertake the Study, as well as detailing the approaches taken to verify the data.

Overview

- 5.2 The methodology and approach to this commission has been to firstly define different 'zones' across Central Lancashire. Sites within a given zone are considered to display similar characteristics (such as the physical built environment, existing housing stock, housing market, etc). The identification of these zones has allowed the categorisation of sites to reflect similar typologies. The zones are included in the maps set out in Appendix B.
- 5.3 Following this, up to ten residential development sites have been identified where possible within each zone for each local authority. With the exception of one site, these developments are either complete or under construction. This Study intentionally sought to use data from sites consented and built out as recently as is available.
- 5.4 Upon defining the zonal boundaries, data collection and analysis was undertaken for each site and the data is shown within Appendix A (Master Schedule).

Zone Boundaries

- 5.5 Identifying zones for different densities is an approach which is highlighted within section 2b of the recently published National Model Design Code. It has also been utilised within the Elmsbridge and Wirral Density Studies.
- 5.6 As set out above the zonal boundaries have been identified to define a typology of similar geographies where residential development within those areas has historically displayed similar densities. The zones therefore tend to have broadly similar characteristics, such as the physical built environment, housing market, developer interest, values, etc. The other key consideration in defining the zones was to consider the Core Strategy and proposals maps for each local authority, and in particular the Settlement Hierarchy

set out on page 50. This exercise resulted in their being strong alignment between the density zones proposed as part of this instruction, and the adopted Local Plan proposals maps.

5.7 The density zones, and how they relate to the adopted proposals maps, are as follows:

- **Rural**: all areas that fall outside of the categories listed below. This zone aligns with Countryside or Green Belt Boundaries in the adopted Local Plans;
- **Rural Settlements**: settlements including Grimsargh, Goosnargh, Barton, Brinscall / Withnell, Eccleston, and Longton, as defined in the adopted Local Plans;
- **Suburban**: areas including Cottam Hall, Broughton, Higher and Lower Bartle/Lightfoot Lane, Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods. These areas are not all defined within the Local Plans so boundaries have been mapped as part of this instruction.
- **Inner Urban and Town Centres**: This zone includes areas such as Chorley Town Centre, Leyland, Fulwood, Ribbleson, Lea, Farington, Penwortham, Lostock Hall, Bamber Bridge, Walton-le-Dale, and Higher Walton. They are all defined within the adopted Local Plans;
- **Preston City Centre** – defined within the adopted Local Plan.

5.8 As is evident the boundaries for each zone, with the exception of one (Suburban) are all aligned with policy designations within the adopted proposals maps for the respective local plans. This alignment provides a strong rationale for the density zones set out above and is based upon adopted planning policy where the boundaries already exist.

5.9 The exception is the boundary between Inner Urban and Town Centre and Suburban zones. This is justified on the basis that there is no natural 'fit' or alignment with an existing policy boundary within the adopted proposals maps. The town centre boundaries within the adopted proposals maps are predominantly drawn for retail purposes and for the protection of high streets and other clusters of retail uses. These are naturally smaller areas which generally focus on buildings in retail use, whereas the density zones proposed as part of this instruction define areas with similar residential typologies. There are substantial areas outside of the designated town centre boundaries in the proposals map which reflect similar characteristics of inner urban areas in terms of density and are therefore included within this boundary.

5.10 As a result, the Inner Urban and Town Centre / Suburban zone boundary has been established on the basis that the former are areas characterised by higher density terraced and high-rise residential areas

which are demonstrably different to the Suburban areas, which are typically characterised by lower density, semi-detached and detached larger homes. The other broad distinguishing feature within these two zones are market related drivers – the developers who are most active in the Inner Urban zones are typically local and regional operators and RPs, whereas the Suburban zone is dominated by national volume housebuilders. The Inner Urban and Town Centre boundaries have therefore been drawn following a review of the areas to determine where this change in character is distinguishable and research methods including analysis of Google Earth has been utilised along with site visits to determine these boundaries.

- 5.11 Please note that the zonal boundaries drawn are solely for the purpose of this Study (i.e. to carry out data analysis of densities delivered), and are not intended to be suggestive of proposed density zones to be implemented within emerging planning policy.
- 5.12 The zonal boundaries have been presented as a series of maps and are set out in Appendix B.

Site Identification

- 5.13 The sites included within this study have intentionally been selected to provide a balanced representation of a range of typical residential sites which have come forward within each of the density zones. The key criterion for inclusion is that the sites have to be of a reasonable size (10 dwellings or more), and critically the sites have to be either complete or under construction. The fact that the majority of the sites selected have been built out (or largely built out) is considered an important aspect of the methodology, providing a robust evidence base upon which future policy making decisions can be made.
- 5.14 Across Central Lancashire as a whole each zone has circa 30 sites, with 10 sites per local authority area. The sample size therefore covers 95 sites and circa 7,683 units, providing a substantial and diverse data set. Where a particular zone does not have 10 sites per local authority area, a small number of sites have been included where there is reasonable evidence that the planning permission has been implemented or will be imminently.
- 5.15 The starting point for selecting sites was through a review of current housing allocations within adopted local plans, focusing on completed or ongoing developments. However, and in order to ensure a representative sample across the spectrum of residential development is provided, windfall sites have also

been included. The sites also include strategic sites and larger, multi-phase residential allocations. These are covered in more detail below.

Data Collection

- 5.16 The site assessments have included a review of the planning history to establish key facts to aid the analysis. The information has been taken from each local planning authority's Public Access and where information has not been available (such as site area), this information has been collected from other reliable online resources such as Google Earth, LandInsight or Land Registry.
- 5.17 As is set out in the tables within Appendix A (master schedule) the data review of each site included the following information: site area, number of units, residential floorspace, average unit size and percentage of affordable housing. The relevance of these data sets is covered in Section 6 below.
- 5.18 In taking a gross approach to site density, the site boundaries used are the red line planning application boundaries which relate to the specific sites. In using the red line boundary, typically this incorporates a range of policy compliant land uses which have been delivered, including highway infrastructure, green and blue infrastructure and other non-residential uses. This gross approach to assessing density provides a clear and consistent methodology, and is often directly comparable to the way in which Local Plan allocation boundaries are formulated.

Strategic Sites

- 5.19 There are a number of strategic sites across Central Lancashire, notably North West Preston and Buckshaw Village where residential development has been brought forward across numerous separate parcels and which has been facilitated by the delivery of major infrastructure.
- 5.20 Some of the sites identified and included within this Study form part of these strategic locations. Although the sites relied upon within this Study may be part of a wider strategic allocation, the site areas used relate to the residential only element of that respective strategic site. The assessments within this study have focused on particular phases of development, where the gross boundary used has typically been the red line boundary of the detailed or reserved matters application. For this reason, adjustments to account for

strategic infrastructure, wider community, commercial and other non-residential uses, has not been required.

- 5.21 Careful consideration needs to be given to the use of the data within this Study when applying densities to proposed future strategic sites. The findings within this report, where they relate to strategic sites, should only be extrapolated for the residential areas of strategic sites, not the full area of the proposed strategic site. For example, should a 20ha strategic site be proposed, of which 10ha is intended for residential use. The density findings within this Study should be applied to the 10ha area only.

Extraction of Anomalies

- 5.22 In some cases, the data analysis has yielded anomalies where a site shows considerable variation from the others within that zone, typically due to site specific circumstances. In addition to the core units per hectare data, the additional data compiled in undertaking this study, such as residential floorspace (sqm / ha) or average unit size (sqm) has helped identify where particular sites are uncharacteristic of their zone. Where such sites have been identified and are considered to unreasonably distort the dataset, in agreement with the client group, these sites have been excluded from consideration.
- 5.23 It should be further noted that the data collected around the provision of affordable housing has been in order to further understand the site-specific issues which may have an influence over density. The data collected relates only to the sites identified in this Study for the purpose of identifying any anomalies or variation in the data. Therefore, the data collected around affordable housing provision is site specific and not representative of the borough-wide provision of affordable housing.

6. Data Analysis

- 6.1 This section contains the analysis of the data collected within the Study, firstly by breaking it down for each local authority area, and then concluding with a Central Lancashire overview. The data is set out within the Master Schedule within Appendix A of this report. This section provides an analysis of each zone covered by the Study.
- 6.2 The core purpose and output of this report is the identification and analysis of the site density, expressed as units per hectare, when the site area is taken as the red line boundary of the corresponding planning application. In order to provide context and understand any variances that may exist within the density figures, additional data has been compiled and analysed alongside the core density data.
- 6.3 These additional sets of data collected are:
- Residential floorspace (Sqm / ha);
 - Average unit size (Sqm);
 - % of units that are of affordable tenures; and
 - Average number of units per site.
- 6.4 The average residential floorspace, expressed as square metres to the hectare, provided a sense check on the core density data of units per hectare. The inclusion of this metric provides an additional insight into the market when considered alongside the average unit sizes.
- 6.5 In some categories smaller developments of executive homes are present. These sites are typically lower density developments. The inclusion of the average unit size data is intended to identify those areas where executive homes may have impacted on the overall density figures.
- 6.6 The provision of affordable housing was considered as affordable houses will typically be smaller units built to a higher density, when compared to open market housing. A notably higher or lower provision of affordable housing in any given area, when compared with the same category of site in the other local authority areas, may provide an indication as to why development densities differ.

- 6.7 Larger sites are typically delivered by volume housebuilders developing their standard house types. Larger sites may attract Public Open Space (POS) requirements and other requirements that smaller sites may not, but larger sites usually lend themselves to a more efficient and therefore densely developed design. The average number of units per site metric aims to identify where larger sites are a dominant factor in that zone.
- 6.8 With the above site metrics, this report is able to provide an additional depth of understanding of the key market characteristics within each category and provide context that aims to explain variances within the three local authority markets and across the differing density zones. The inclusion of the above additional site metrics has also enabled the identification of anomalies. These were considered to be sites which displayed fundamentally different characteristics to those within the same typology due to very localised site-specific factors. Sites classed as anomalies were removed from the analysis.

Chorley

Rural Settlements

Metric	Data
Gross Units / ha	29
Residential Floorspace (sqm / ha)	3,139
Average Unit Size (sqm)	114
% of affordable	40.7%
Average Site Size (No. of Units)	37

- 6.9 At 29 units per hectare, the Rural Settlement sites within Chorley are marginally higher density than the Central Lancashire average of 27 and on par with Preston (also 29). As there were only 4 sites that qualified within this category, the data set was relatively small and the high percentage of affordable housing was in part due to the presence of one entirely affordable housing scheme at Moor Road, Croston. At 42.5 units per hectare, this site also had an impact on the average density across this group. At an average site size of 37 units, the Chorley sites were similar in scale to those in South Ribble (32), but notably smaller than those in Preston (85), when considering sites within the Rural Settlement category.

Suburban

Metric	Data
Gross Units / ha	27
Residential Floorspace (sqm / ha)	2598
Average Unit Size (sqm)	93
% of affordable	16.4%
Average Site Size (No. of Units)	107

6.10 The data across Central Lancashire for Suburban sites showed a high degree of consistency. At 27 units per hectare, Chorley’s Suburban sites, was exactly on a par with the sub-regional average. The typical unit size and overall average site size within this category was broadly in line with the Central Lancashire average. At 16.1% the provision of affordable housing was marginally lower, but this doesn’t seem to have impacted on the density figures.

Inner Urban and Town Centres

Metric	Data
Gross Units / ha	42
Residential Floorspace (sqm / ha)	3197
Average Unit Size (sqm)	70
% of affordable	27.5%
Average Site Size (No. of Units)	74

6.11 The Inner Urban and Town Centre sites in Chorley showed a notable increase in density over the Rural Settlement and Suburban sites within Chorley. The density within this category was very close to the Central Lancashire average figure of 40 units per hectare. This category of site contained a broad range of housing products from high density apartments, to schemes made up entirely of affordable housing and larger sites constructed by national and regional volume housebuilders. The provision of affordable housing and average site size within this category were both within the central range of data, when viewed on a Central Lancashire basis.

South Ribble

Rural Settlements

Metric	Data
Gross Units / ha	21
Residential Floorspace (sqm / ha)	2445
Average Unit Size (sqm)	115
% of affordable	27.3%
Average Site Size (No. of Units)	32

6.12 At 21.3 units per hectare the Rural Settlement Sites in South Ribble were lower density than the equivalent sites in Preston and Chorley and therefore lower than the Central Lancashire average (27). The sites in this category are characterised by slightly smaller developments than the other two local authority areas and with marginally less affordable provision. The main influencing factor appears to have been the sites at Rear of Chapel Meadow and Collinwood Farm. Both of these sites had similar characteristics in that they provided larger executive houses built to a density of 15-16 units per hectare. Although these two sites were notable, they were not considered to have factors that would make the sites anomalies and have therefore been included within the data analysed.

Suburban

Metric	Data
Gross Units / ha	26
Residential Floorspace (sqm / ha)	2654
Average Unit Size (sqm)	101
% of affordable	21.2%
Average Site Size (No. of Units)	136

6.13 Across all three boroughs the Suburban site typology showed a high degree of consistency of data. At 26 units per hectare the South Ribble sites were only very slightly less dense than the Central Lancashire average of 27. The typical site size, average dwelling size and provision of affordable were all broadly in line with the two other local authority areas. These sites are dominated by volume housebuilders of a national and regional scale.

Inner Urban and Town Centres

Metric	Data
Gross Units / ha	35
Residential Floorspace (sqm / ha)	2959
Average Unit Size (sqm)	86
% of affordable	15.7%
Average Site Size (No. of Units)	110

6.14 At 35 units per hectare, the South Ribble Inner Urban and Town Centre sites were lower density than the equivalent sites in the other two boroughs and therefore lower density than the Central Lancashire average of 40. This is in part explained by the larger average site size and the presence of volume housebuilders building products of a similar nature to those found in the Suburban and Rural Settlement categories. These sites are generally dominated by 2, 3 and 4 bed detached and semi-detached houses. This may also explain the slightly larger average house size and lower provision of affordable housing, than was seen in either of the two other local authority areas.

Preston

Rural Settlements

Metric	Data
Gross Units / ha	29
Residential Floorspace (sqm / ha)	2869
Average Unit Size (sqm)	96
% of affordable	29.9%
Average Site Size (No. of Units)	85

6.15 The Rural Settlements in Preston are equal in density to those in Chorley, at 29 units per hectare and higher than those in South Ribble (21) and the Central Lancashire average (27). The average Rural Settlement site in Preston is typically larger in terms of the number of units, but smaller in terms of the average size of those units, when compared with Chorley and South Ribble. At 29.9% the provision of affordable housing is in between that of Chorley and South Ribble and therefore is not a major factor.

Suburban

Metric	Data
Gross Units / ha	27
Residential Floorspace (sqm / ha)	2814
Average Unit Size (sqm)	104
% of affordable	30.0%
Average Site Size (No. of Units)	113

6.16 As with the Suburban sites in Chorley and South Ribble, those in Preston are very close to the Central Lancashire average of 27. Across all three boroughs the Suburban site typology showed a high degree of consistency of data. This zone was dominated by national and regional volume housebuilders building private housing stock. Only one site in this category is an entirely affordable housing site.

Inner Urban and Town Centres

Metric	Data
Gross Units / ha	54
Residential Floorspace (sqm / ha)	3930
Average Unit Size (sqm)	77
% of affordable	71.6%
Average Site Size (No. of Units)	37

6.17 The Inner Urban and Town Centres site typology produced the greatest variance across the three local authority areas. At 54 units per hectare the Preston sites are more densely developed than those in the other two boroughs and notably more dense than the Central Lancashire average of 40. The typical Inner Urban and Town Centre site in Preston is smaller in terms of number of units and has seen a higher provision of affordable housing, when compared with Chorley and South Ribble. Although dominated by smaller 2 and 3 bed affordable housing products, there were also two sites which are made up entirely of apartments.

City and Town Centre

Metric	Data
Gross Units / ha	477
Residential Floorspace (sqm / ha)	28056
Average Unit Size (sqm)	57
% of affordable	0.0%
Average Site Size (No. of Units)	56

6.18 Given Preston City Centre is the only City Centre category in the Central Lancashire area, there is no basis for comparison across the other two boroughs. The sites in the Preston City Centre area are vastly higher density than those found in any other categories in this report. The Preston City Centre market is dominated by smaller, niche developers delivering predominantly 1 and 2 bedroom apartments with a small provision of studio and 3 bedroom apartments. There were no housing schemes within the subject sites. Although this category has no basis for comparison, with ten sites analysed all of which are either under construction or complete, there is a relatively robust set of data from which to draw conclusions. However, the range of densities of the sites analysed should be noted. The densities in this category spanned from 86 to 978 units per hectare. Unlike those sites in the Rural Settlements and Suburban categories, which are typically delivered by volume housebuilders, delivering standard house-type family housing, the City Centre market demonstrates a wider range of bespoke developments of new build and conversion of existing buildings that respond to the site-specific characteristics. Consideration needs to be given the potential range of developments when considering future site allocations.

Rural (Central Lancashire)

Metric	Data
Gross Units / ha	21
Residential Floorspace (sqm / ha)	2297
Average Unit Size (sqm)	107
% of affordable	49.8%
Average Site Size (No. of Units)	68

6.19 One rural category has been included which covers all three local authorities. This was due to sites within this category meeting the criteria only being found within the Preston City Council local authority area.

6.20 The sites within the Rural category contain volume housebuilders, affordable housing providers and smaller niche developers, the latter typically delivering fewer, larger homes. At 21 units per hectare the Rural sites are lower density than the Central Lancashire average for Rural Settlements and Suburban sites. The larger executive style homes are counteracted by the high proportion of affordable homes, which are generally smaller units, more densely developed. At 50% affordable housing provision, the Rural sites, were second only to Preston Inner Urban and Town Centres in the delivery of these tenure of dwellings.

Central Lancashire Averages

6.21 In addition to the data gathered and analysed on a local authority area, averages have been compiled for the core density data on a Central Lancashire basis. Where there is a high degree of similarity between the data from any category across the three local authority areas it provides comfort as to the accuracy of that data and suggests that the market characteristics across the three local authority areas are similar.

6.22 The data from the Suburban category of sites was considerably consistent across all three local authority areas, which provides a high degree of reliability. The data from the Rural Settlements was highly consistent across Chorley and Preston, but notably lower in South Ribble. The South Ribble Rural Settlements were more closely related to the "Other (Rural)" category of sites, than the Rural Settlements in the other two boroughs.

6.23 The data regarding the Inner Urban and Town Centres across the three boroughs did show a reasonable degree of variance, suggesting there are differences in the way the market performs across the three boroughs. At 54 units per hectare Preston was notably higher than Chorley (42 units/Ha) and South Ribble (35/Ha) and the Central Lancashire Average (40 units/Ha). In Preston this data suggests densities increase markedly closer to the city centre.

6.24 When electing to use the data from within the local authority area, or the Central Lancashire density zone averages, consideration should be given to whether the market for that typology of site is a sub-regional market, as is the case with the Suburban sites, or a localised market, as is the case with the Inner Urban and Town Centre sites. With regard to the densities of the future Rural Settlements in South Ribble a judgement will need to be made as to whether it is the local or sub-regional data that is relied upon.

Central Lancashire

Rural Settlement	Gross Units / ha
Average	27.1
Suburban	Gross Units / ha
Average	26.6
Inner Urban and Town Centre	Gross Units / ha
Average	39.9
Rural	Gross Units / ha
Average	21.4

7. Key Findings

7.1 This section summarises the key findings of the Study, highlighting the key aspects of the data analysis and discussing the key themes that have emerged.

Density findings

7.2 Across Central Lancashire the key density findings on a gross net area basis are (dwellings per hectare):

- Rural settlements – 27
- Suburban – 27
- Inner urban and town centre – 40
- Preston city centre – 477
- Other (rural) – 21.

7.3 For emerging allocations within the new CLLP in these identified zones, it is considered that the above figures represent an appropriate starting point to calculate possible gross density capacity to inform the anticipated yield for each site. This is solely based on what the market has historically achieved on residential development sites within these zones. These assumptions need to have regard to the findings within this report, specific market conditions such as viability and other technical site specific constraints such topography.

Strength of the data

7.4 The data obtained in compiling this Study has been extensive, including data on the size of sites, yield, affordable provision, total floorspace of new development and other observations such as whether the site is brownfield or greenfield. In the majority of cases this has led to clear unambiguous patterns emerging from the data from which reliable conclusions can be formed.

- 7.5 In the limited examples where the level of suitable, available evidence has been based on fewer than ten sites, consideration should be given to how this data is used going forwards. For this reason, it is considered that, in some instances it may be more reliable to apply density data across Central Lancashire rather than on a local authority geography. This is particularly evident within the Rural typology where sites were only found within the Preston area.
- 7.6 The data analysed and the conclusions reached should therefore be highly transferable in terms of initially estimating capacity of emerging allocations within the CLLP prior to any site-specific considerations.

Local vs Sub-Regional Markets

- 7.7 The data has shown the emergence of various market areas within Central Lancashire, some of which are specific to the local authority area and some of which show consistency of data for that typology across the Central Lancashire geography and could therefore be considered a regional market.
- 7.8 The Suburban typology of sites shows a high degree of consistency across the three boroughs. These sites are of similar sizes, provide broadly similar houses and appear to be dominated by volume housebuilders. Any variances between the three local authority areas can be considered to be minor. The data would suggest the market for these sites is a sub-regional one. When looking to allocate potential capacities to future Suburban sites it would seem reasonable to use the sub-regional average of 27 dph.
- 7.9 In contrast, Inner Urban and Town Centre sites show a greater level of variance across the three local authority areas. SRBC has the lowest density sites within this typology at 35 dph, showing certain characteristics similar to those sites within the Suburban typologies. PCC has the highest density at 54 dph, reflecting a higher provision of apartments and high-density affordable housing. The markets within the Inner Urban and Town Centre site typologies should be considered to be specific to that local authority, rather than sub-regional markets. It is therefore recommended that data specific to that local authority, not sub-regional averages, when allocating capacities to future Inner Urban and Town Centre sites.

Variety within Preston City Centre

- 7.10 Preston City Centre is unique within the Central Lancashire sub-region and therefore doesn't offer a basis for comparison with other areas, within this study. Although there is an extensive set of data from which

reliable averages can be derived and conclusions drawn, the range of densities witnessed should be noted. The average density figures at 477 dph is drawn from 10 individual sites, but masks the range of developments delivered within the city centre. The lowest density site is a 14 unit scheme built to 86 units per hectare, as compared with the 176 unit scheme being built to a density of 978 dph. Consideration needs to be given to the variety of potential development densities in the city centre area when seeking to apply development capacities.

“Other Rural” Sites – Volume, Executive and Affordable Housing

- 7.11 The sites which fell into the category of “Other – Rural”, were relatively evenly split amongst three main delivery models – volume housebuilders, niche SME housebuilders building larger executive homes and affordable housing providers/contractors delivering on behalf of affordable housing providers. Whereas the Suburban typology of site, for example, is heavily dominated by volume housebuilders on typically larger sites, the site densities within the “Other – Rural” category vary according to the type of housing provider, with densities ranging from 12 units per hectare to 39 units per hectare. This should be taken into consideration when allocating estimated site capacities in the emerging CLLP.

8. Central Lancashire Developers Forum

8.1 Hive was invited to attend the Central Lancashire Developer's Forum on 26th September 2022. Hive was asked to present the findings of this commission to a group, attended by developers and promoters with land interests and agents active in the Central Lancashire market.

8.2 The other topics and consultants who were present at that session included:

- DLP Planning Limited – Central Lancashire Housing Study & Central Lancashire Distribution Options; and
- Arc 4 – Housing Needs Assessment.

8.3 The forum was intended to provide an update on key issues that will feed into the development of the emerging Central Lancashire Local Plan.

8.4 There was a good level of attendance predominantly from housebuilders, strategic land promoters and agents, which Hive know to be active in the Central Lancashire market. From the list of attendees present on the day, there were 40 individuals present representing such organisations, plus officers of the local authorities, including the Local Plan team.

8.5 In attendance from Hive was Stuart Sage BSc (Hons), Dip TP, MRTPI and Mark Vaughan, BSc (Hons) MRICS, both Directors of the company. Stuart and Mark jointly delivered a presentation on the key findings of their report, a copy of which can be found at Appendix C.

8.6 The presentation covered the following key topics:

- Hive's Instruction;
- Methodology - Definition of Zones;
- Presentation of Zones;
- Definition of Density used;
- NPPF – Approach to Density;

- Methodology – Collation and Analysis of Data;
- Methodology – Treatment of Strategic Sites & Anomalies;
- Core Data Outputs;
- Key Findings; and
- Next Steps.

8.7 The next steps identified were:

- Report to be published providing a chance to review and comment;
- Report then to be considered by the LPAs to consider what has been achieved by the market historically and respond accordingly with future planning policy.

8.8 The slide regarding next steps also contained the following statement:

“However, the NPPF and guidance is clear:

Requires planning policies and decisions to make efficient use of land

The use of minimum density standards for city and town centres and other locations that are well served by public transport

These standards should seek a significant uplift in the average density of residential development within these areas.”

8.9 Questions were invited from the floor both immediately after the presentation and through the panel discussion at the end of the session.

8.10 The only notable question from those present was in regard to South Ribble, whose density figures appeared to be lower than those of Preston and Chorley, and the reasons behind it.

8.11 Mark Vaughan addressed this question by reference to the amount of data available in each of the zones. It is correct to say the density of housing in South Ribble was lower than that in both Preston and Chorley

across the three zones which each area had in common; Rural Settlements; Suburban; and Inner Urban and Town Centre. However, 10 out of the 25 sites which were analysed in South Ribble, from these three zones, fell into the Suburban zone, where the density was 26.2 dwellings per hectare, as compared to 26.8 in Chorley and 27.0 in Preston. The difference is therefore minimal.

- 8.12 The South Ribble data for the Inner Urban and Town Centre zone was skewed by two large sites at Wesley Street, Bamber Bridge (Countryside Properties) and Wheelton Lane, Farington (Rowland Homes). These sites were both more akin to the volume housebuilder product more commonly seen in the Suburban zones. These two sites made up 51% of the overall quantum of houses in this zone and as such skewed the data, bringing down the overall density of this zone. These sites were lower density but were not considered to be anomalies.
- 8.13 Rural Settlements in South Ribble were lower density, at 21.3 dwellings per hectare, than both Preston and Chorley, both of which recorded an average of 29.1 dwellings per hectare.
- 8.14 No other questions were put forward from those present in the room.



Appendix A: Master Schedule

Central Lancashire Housing Density Review

Carried out by Hive Land Planning on behalf of
Preston City Council, Chorley Council
and South Ribble Borough Council

Summary					
Data	Chorley Borough Council	South Ribble Council	Preston City Council		Central Lancashire
Rural Settlements					
Gross Units / ha	29	21	29		27
Residential Floorspace (sqm / ha)	3139	2445	2869		
Average Unit Size (sqm)	114	115	96		
% aff.	40.7%	27.3%	29.9%		30.8%
Average Units / Site	37	32	85		
Suburban					
Gross Units / ha	27	26	27		27
Residential Floorspace (sqm / ha)	2598	2654	2814		
Average Unit Size (sqm)	93	101	104		
% aff.	16.4%	21.2%	30.0%		22.5%
Average Units / Site	107	136	113		
Inner Urban and Town Centre					
Gross Units / ha	42	35	54		40
Residential Floorspace (sqm / ha)	3197	2959	3930		
Average Unit Size (sqm)	70	86	77		
% aff.	27.5%	15.7%	71.6%		29.7%
Average Units / Site	74	110	37		
Preston City Centre					
Gross Units / ha			477		
Residential Floorspace (sqm / ha)			28056		
Average Unit Size (sqm)			57		
% aff.			0.0%		
Average Units / Site			56		
Other (Rural)					
Gross Units / ha					21
Residential Floorspace (sqm / ha)					2297
Average Unit Size (sqm)					107
% aff.					49.8%
Average Units / Site					68

Chorley

Rural Settlement

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Land Adjacent to 32 Moor Road, Croston PR26 9HN	Adactus & Seddon Homes	Brownfield land, infill plot and former orchard.	06.12.2010	10/00659/FUL MAJ	Complete	2 storey, 2 and 3 bed mews.	100	24	24	0.6	42.5			
2	Croston Woodwork, Station Road, Croston PR26 9RJ	Wainhomes	Brownfield site occupied by a former woodwork factory and a public house.	04.05.2013	12/00716/FUL MAJ	Complete	2, 3 and 4 bed detached and semi-detached houses.	20	26	5	0.9	28.9	2704.0	104.0	3004.4
3	Sagar House, Langton Brow, Eccleston PR7 5PH	Barratt Homes	Part brownfield land, previously occupied by Sagar House which was demolished.	29.05.2011	11/00290/REM MAJ/1	Complete	2 bed apartments, 3 bed bungalows, 2 and 3 bed semi-detached and 3, 4, 5 and 6 bed detached houses.	30	70	21	2.7	25.6	8379.1	119.7	3069.3
4	Dog & Partridge, 30 Chorley Lane, Charmock Richard PR7 5FJ	Arley Homes	Disused car park and grounds of the public house so part brownfield.	23.08.2010	10/00752/MNMA	Complete	semi-detached and detached houses.	36	28	10	0.9	31.6	3091.8	110.4	3489.6
Totals and Averages								40.7%	148	60	5.1	29.1	14174.9	114.3	3138.8
Mean									37	15					
Median									27	16					

Averages taken from those sites where there is a complete data set

*

*The gross site area has been taken from the planning application details available on public access where possible. Where not, the relevant ownership parcel has been calculated on Land Registry.

Suburban															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)*	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Discover Leisure, Chapel Lane, Coppull PR7 4QN	Seddon Homes	Brownfield land, previously a caravan showroom.	05.02.2014	13/00560/FUL MAJ	Under Construction	2 and 3 bed houses.	30	117	35	4.0	29.5	10274	88	2587.9
2	Land West of Coppull Enterprise, Coppull PR7 5BW	Miller Homes	Brownfield.	11.05.2018	16/00656/FUL MAJ	Under Construction	2 bed terrace, 3 and 4 bed semi-detached, 3 and 4 bed detached houses.	11	75	8	2.0	37.7	7035.6	94	3535.5
3	Land Surrounding Huyton Terrace, Previously Baly Place Farm, Bolton Road, Adlington	Stewart Milne	Greenfield.	09.09.2015	15/00506/REM MAJ	Under Construction	1 bed apartments, 2, 3 and 4 bed detached and semi-detached houses.	30	158	47	7.1	22.3	15032.0	95	2123.2
4	Land off Chorley Old Road, Swansey Lane PR6 7TX	Fellows Homes	Open area of grassland within the settlement boundary.	04.11.2016	16/00374/FUL MAJ	Under Construction	2 and 3 bed terrace, 3 bed semi-detached and 3 and 4 bed detached.	9	33	3	1.2	28.0	3032.2	92	2569.6
5	Leatherlands Farm, Moss Lane, Whittle-woods PR6 7DD	Wainhomes	Greenfield land in agricultural use adjacent to the M61 and subject to noise constraints.	22.12.2016	16/00509/FUL MAJ	Under Construction	2 and 3 bed apartments and terrace, and 4 and 5 bed detached houses.	29	45	13	1.9	23.8	5316.5	118	2812.9
6	Land North of Lancaster Lane, Clayton-le-Woods PR25 5SG	Lovell	Greenfield land in agricultural use.	18.08.2017	17/00369/REM MAJ	Under Construction	2, 3, 4 and 5 bed detached and semi-detached.	10	220	22	8.1	27.3	21495.0	98	2666.9
7	Land surrounding 89 Euxton Lane, Euxton	Rowland Homes	Greenfield land in agricultural use.	17.08.2017	17/00356/REM MAJ	Under Construction	2, 3 and 4 bedroom houses.	25	140	35	6.7	21.1		0	
8	Waters Edge 4, Brookwood Way, Buckshaw Village PR7 7JS	Persimmon Homes	Greenfield.	07.02.2020	19/00137/REM MAJ	Under Construction	2 and 3 bed semi-detached and 4 bed detached.	10	128	13	3.0	43.1	10733.9	84	3611.7
9	Eaves Green off Lower Burgh Lane, Chorley PR7 3SB	Taylor Wimpey	Greenfield land in agricultural use.	18.02.2018	16/00805/FUL MAJ	Under Construction	1, 2, 3 and 4 bed semi-detached, 2 and 3 bed detached houses.	0	88	0	3.6	24.6	7674.9	87	2143.8
10	Duxbury Park Phase 2, Chorley PR7 3FU	Rowland Homes	Former playing pitches and the development included the relocation of a clubhouse within the site. Part brownfield land.	28.01.2015	14/00429/FUL MAJ	Under Construction	3 and 4 bed detached houses.	0	68	0	2.6	25.9	6061.4	89	2305.6
Totals and Averages								16.4%	1072	176	40.0	26.8	86655	93.0	2598.3
Mean									107	18					
Median									103	13					

* Averages taken from those sites where there is a complete data set

*The gross site area has been taken from the planning application details available on public access where possible. Where not, the relevant ownership parcel has been calculated on Land Registry.

Inner Urban and Town Centre															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Former Multipart Distribution Limited, Pilling Lane, Chorley PR7 3DF	Barratt Homes	Brownfield, former industrial area.	12.07.2013	07/01226/REM MAJ and 07/01228/REM MAJ (and subsequent variations)	Complete	1 and 2 bed apartments, 3 and 4 bed townhouses, 3 and 4 bed semi-detached and detached houses.	21	343	71	10.1	34.0			
2	Site of Former Social and Athletic Club, Duke Street, Chorley PR7 3HP	Fellows Homes	Bornfield land and former sports ground.	10.04.2013	12/01247/FUL MAJ	Complete	1 bed apartments, 2 and 3 bed terraces, 2 and 3 bed semi-detached and 3 bed detached houses.	20	70	14	1.5	46.7	4755.0	67.9	3170.0
3	Park Mills, Deighton Road, Chorley PR7 2HP	Jones Homes	TPO on the site and brownfield land.	03.10.2012	11/00420/REM MAJ	Complete	2 and 3 bed houses.	9	64	6	1.4	45.7			
4	Land South of 5 Townley Street, Chorley PR6 0PJ	Elmwood Construction	Vacant site covered by hardstanding following the demolition of a former weaving mill.	04.11.2011	11/00566/FUL MAJ	Complete	3 bed terraced houses.	0	14	0	0.2	62.3			
5	VM Lawrence and Sons, Lyons Lane, Chorley PR6 0PJ	Elmwood Construction	10 industrial units were also provided as part of this development. The Committee Report confirms that the housing part of the site is 0.25 hectares.	22.11.2012	12/00045/FUL MAJ	Complete	3 bed terraced houses.	0	10	0	0.3	40.0			
6	Former Initial Textile Services Bounded By Botany Brow And Willow Road, Chorley PR6 0HX	Elmwood Construction	Cleared brownfield site.	31.07.2013	11/00871/FUL MAJ	Complete	3 bed demi-detached.	20	41	8	1.0	41.1			
7	St Josephs Roman Catholic School, Railway Road, Chorley	PE Jones	Brownfield land, previously occupied by primary school.	15.02.2013	12/00435/OUT MAJ	Complete	2 bed apartment, 2 bed bungalow, 2 and 3 bed semi-detached.	100	20	20	0.5	43.5	1511.8	75.6	3286.5
8	Sumner House 29 - 33 St Thomas' Road, Chorley PR7 1HP	Heaton Group	Vacant office building.	24.06.2017	16/01140/P3PA J	Complete	1 and 2 bed apartments.	0	43	0	0.2	215.0			
9	Fleet St, Chorley PR7 2EE	Chorley Council	This is a retirement village but falls under C3 use class. The site was occupied by a commercial unit which was demolished.	29.06.2016	16/00298/FUL MAJ	Complete	Retirement apartments.	100	65	65	0.7	91.5			
Totals and Averages								27.5%	670	184	16	42.3	6266.8	69.6	3197.3
Mean									74	20					
Median									43	8					

* Averages taken from those sites where there is a complete data set

*The gross site area has been taken from the planning application details available on public access where possible. Where not, the relevant ownership parcel has been calculated on Land Registry.

South Ribble

Rural Settlement															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)	Average Residential Floorspace (sqm / ha)
1	Land At Jubilee Road, Walmer Bridge	Redrow Homes and Hollinwood Homes	Greenfield.	10.04.2013	07/2012/0650/FUL & 07/2012/0278/FUL	Complete	3 and 4 bed detached and semi-detached houses.	20	69	14	3.0	22.8	6890.1	99.9	2274.0
2	Rear of Chapel Meadow, Longton PR4 5DG	Wainhomes	Greenfield.	23.08.2013	07/2013/0063/FUL	Complete	4 and 5 bed detached houses.	0	14	0	0.9	15.7	2112.4	150.9	2373.5
3	Land off Liverpool Road, Hutton PR4 5SF	Applethwaite	Greenfield in agricultural use.	21.04.2016	07/2015/1845/FUL	Complete	1 bed apartments, 2 and 3 bed semi-detached and mews, 3 bed bungalows and 4 bed detached houses.	35	46	16	2.4	19.3	4727.6	102.8	1986.4
4	Land off Long Moss Lane, New Longton PR4 4AG	Wainhomes	Greenfield in agricultural use.	31.05.2013	07/2013/0068/FUL	Complete	2 bed Mews and 3, 4, and 5 bed detached houses.	64	28	18	1.2	23.3	3404.7	121.6	2837.3
5	Collinwood Farm, Ratten Lane, Hutton PR4 5TE	Pringle Homes	Greenfield in agricultural use.	21.04.2016	07/2015/1746/FUL	Complete	4 bed detached houses.	0	11	0	0.7	15.7	2340.0	212.7	3342.9
6	Land off Higher Walton Road, Walton-le-Dale, Lancashire PR5 4HT	Wainhomes	Adjacent to the motorway and a large stand-off / buffer was required.	20.12.2017	07/2017/1274/VAR (07/2013/0548/FUL)	Complete	Townhouses and detached houses.	30	46	14	1.9	24.2	4301.6	93.5	2264.0
7	Mather Fold Farm, Hoghton Lane, Hoghton PR5 4ED	Dorbcrest Homes	Brownfield site previously occupied by an equestrian centre comprising 3 buildings.	28.02.2018	07/2017/2644/FUL	Complete	3 and 4 bed terraced and 4 bed detached houses.	0	12	0	0.5	22.6	2213.0	184.4	4175.5
Totals and Averages								27.3%	226	62	10.6	21.3	25989	115.0	2444.9
Mean									32	9					
Median									28	14					

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Suburban															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)*	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)	Average Residential Floorspace (sqm / ha)
1	Land West and South of Farington Lodge Hotel off Centurion Way, Farington	Jones Homes	Greenfield land in agricultural use.	24.11.2011	07/2011/0413/FUL	Complete	2, 3 and 4 bed terraced, semi-detached and detached houses.	0	57	0	2.1	26.9	4816.9	84.5	2272.1
2	Land North of Altcar Lane, Leyland	Lovell Homes	Greenfield land in agricultural use.	06.09.2018	07/2018/3247/REM	Under Construction	2 bed semi-detached and 3, 4 and 5 bed detached houses.	30	200	60	9.4	21.3	24316.6	121.6	2584.1
3	Land Off Shaw Brook Road and Altcar Lane, Leyland	Redrow Homes	Greenfield land. The later RM application increased the overall yield from 232 to 246 by re-planning part of the site.	16.01.2020	07/2019/0300/REM	Under Construction	3 and 4 bed detached and semi-detached, and 3 bed apartments and mews houses.	20	246	49	11.4	21.5	28844.4	117.3	2525.8
4	Dunkirk Mill, Dunkirk Lane, Moss Side, Leyland PR26 7SQ	MCI Developments	Vacant brownfield site.	07.03.2018	07/2017/3413/REM	Complete	1 bed maisonette, 2 and 3 bed semi-detached houses.	100	34	34	0.7	50.7	2477.0	72.9	3697.0
5	Land East of Brindle Road, Bamber Bridge PR5 6AX	Miller Homes	Greenfield land in agricultural use.	13.11.2014	07/2014/0608/FUL	Complete	3 and 4 bed semi-detached and 3, 4 and 5 bed detached houses.	0	46	0	1.8	25.6	4882.0	106.1	2712.2
6	Land North East off Brindle Road, Bamber Bridge PR5 6YN	Bellway Homes	Greenfield land in agricultural use.	09.03.2018	07/2017/2900/FUL	Under Construction	2 and 3 bed semi-detached, and 3 and 4 bed detached houses.	22	193	42	6.4	30.1	16782.6	87.0	2614.1
7	Former Arla Foods, School Lane, Bamber Bridge PR5 6QD	Persimmon Homes	Brownfield site, previously in use for industrial purposes.	13.12.2012	07/2012/0577/REM	Complete	2 and 3 bed terraced, 3 bed semi-detached, and 3 and 4 bed detached houses.	20	209	42	6.4	32.7	18628.0	89.1	2910.6
8	Land to the rear of 454 Croston Road, Farington Moss	Miller Homes	Greenfield.	12.09.2019	07/2019/7065/VAR	Under Construction	2 and 3 bed terraced, 3 bed bungalow, 3 and 4 bed semi-detached and detaches houses.	15	175	26	6.1	28.7	17593.0	100.5	2884.1
9	Land at Bannister Lane, Farington Moss PR26 6PT	Kier Living	Greenfield.	27.06.2019	07/2019/2313/REM	Under Construction	2, 3 and 4 bed semi-detached and detached houses.	18	174	27	6.5	26.8	17072.0	98.1	2626.5
10	Spring Bank, 123 Duddle Lane, Bamber Bridge, Preston PR5 4TB	Jones Homes	Brownfield site, occupied by former industrial building.	25.05.2017	07/2016/0479/FUL	Under Construction	2 bed apartments, 2 bed bungalows, 2 and 3 beds mews and 4 bed detached houses.	27	26	7	1.1	23.0	2528.7	97.3	2237.8
Totals and Averages								21.2%	1360	288	52.0	26.2	137941.2	101.4	2654.2
Mean									136	29					
Median									175	31					

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Inner Urban and Town Centre															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)*	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Former New Mill, Wesley Street, Bamber Bridge, Preston PR5 6NP	Countryside Properties	The site was previously occupied by a mill which was demolished. A commuted sum of £50,000 was proposed as an affordable housing contribution.	04.08.2014	07/2012/0728/OUT	Under Construction	2, 3 and 4 bed detached and semi-detached houses.	10	196	20	6.3	30.9	17797.5	90.8	2807.2
2	Mainway Court, Edward Street, Bamber Bridge	Progress Living & Concert Housing	Brownfield site previously occupied by a large 2 storey building for independent living.	21.09.2018	07/2018/3017/FUL	Complete	3 and 4 bed semi-detached and detached houses.	29.4	17	5	0.5	37.0	1301.0	76.5	2828.3
3	Land at St Andrew's Way, Leyland	Kier Living	Brownfield site previously occupied by a mill, close to the urban centre.	08.12.2016	07/2016/0725/FUL	Complete	2 bed apartments and 3 bed terraced houses.	100	18	18	0.2	75.0	1284.0	71.3	5350.0
4	Land off Wheelton Lane, Farington	Rowland Homes	Brownfield site previously subject to heavy industrial uses.	06.09.2018	07/2018/0865/REM	Under Construction	2 and 3 bed semi-detached and terraced, and 3 and 4 bed detached houses.	0	199	0	6.4	31.1	17865.3	89.8	2791.5
5	Former Roadferry Commercial Limited, Carr Lane, Farington, Leyland PR25 3RD	Rowland Homes	Brownfield site uses for distribution and industrial purposes.	30.06.2017	07/2016/0499/REM	Complete	2 and 3 bed semi-detached and 3 bed detached.	7	70	5	1.9	37.0	5457.1	78.0	2887.4
6	Former Farington Business Park, Wheelton Lane, Farington	Taylor Wimpey	Brownfield site previously subject to heavy industrial uses.	30.08.2013	07/2013/0288/FUL	Complete	3 and 4 bed houses.	11.7	234	27	6.4	36.3	20109.9	85.9	3122.7
7	Former Fishwicks Garage, Hewitt Street, Leyland PR25 3SN	Progress Housing	Brownfield, previously occupied by storage buildings.	13.10.2016	07/2014/0555/FUL	Complete	1 and 2 bed apartments and 2 bed houses.	100	33	33	0.5	64.7	2114.0	64.1	4145.1
8	Former McKenzie Arms, 319 Station Road, Bamber Bridge, Preston PR5 6EE	South Ribble Borough Council	Brownfield, previously occupied by a public house.	04.09.2020	07/2020/00396/FUL	Under Construction	Townhouses and 1 and 2 bed apartments.	100	15	15	0.2	75.0			
Totals and Averages								15.7%	782	123	22.5	34.8	65928.8	86.0	2959.1
Mean									110	15					
Median									70	18					

Averages taken from those sites where there is a complete data set

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Preston City Council

Rural Settlement

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Land off Forest Grove, Barton	Rowland Homes	Greenfield in agricultural use.	06.03.2013	06/2013/0837	Complete	2, 3 and 4 bed detached, semi-detached and terraced houses.	35	62	22	2.8	22.5			
2	110-126 Whittingham Lane, Broughton PR3 5DD	Hollinwood Homes	Brownfield, previously used as an agricultural depot and adjacent to the M6.	07.07.2016	06/2015/0816	Under Construction	2 bed apartments, 2 and 3 bed townhouses, 3 bed bungalows and 4 and 5 bed detached houses.	20	61	12	2.0	30.3	6447.9	105.7	3207.9
3	Park House, 472 Garstang Road, Preston PR3 5JB	Pillars Construction Ltd	Brownfield, part vacant and part recently constructed building.	14.03.2019	06/2017/1104	Under Construction	1, 2 and 3 bed apartments and 3 and 4 bed houses.	30	38	11	1.5	25.3	4857.0	127.8	3238.0
4	Former Whittingham Hospital, Whittingham Lane, Whittingham PR3 2JE	Taylor Wimpey	Part greenfield and part brownfield and formerly occupied by Whittingham Hospital prior to demolition.	14.10.2014	06/2014/0535	Complete	2 and 3 bed mews, 2 bed apartments, 3 bed terraced, 3 and 4 bed detached houses.	11	150	17	4.8	31.3	12985.5	86.6	2705.3
5	Land South of Whittingham Road, Whittingham	David Wilson Homes	Part brownfield land in agricultural uses and part greenfield.	02.07.2014	06/2014/0805	Complete	1 and 2 bed apartments, 2, 3 and 4 bed houses.	24	79	19	3.4	23.1	9800.6	124.1	2865.7
6	Former Ridings Depot and Land North and South of Whittingham Road, Longridge PR3 2AD	Prospect Homes	Predominantly a brownfield site and previously occupied by a haulage yard.	09.06.2016	06/2016/0493	Under Construction	2 and 3 bed semi-detached and 3 and 4 bed detached houses.	30	113	34	4.4	25.6	10058.2	89.0	2275.6
7	Land North of Whittingham Road, Longridge PR3 2AD	Anwyl Homes	Greenfield.	08.10.2018	06/2018/0585	Under Construction	3 and 4 bed mews, semi-detached and detached houses.	30	83	25	2.7	30.7	7903.4	95.2	2927.2
8	Land at Inglewhite Road, Longridge	David Wilson Homes & Anwyl Homes	Greenfield in agricultural use.	11.11.2019	06/2019/0169	Under Construction	1 bed apartments, 3 bed mews and 4 bed detached houses.	30	123	37	3.2	38.4	11032.8	89.7	3447.8
9	Land off Halfpenny Lane, Preston, PR3 2EA	MCI Developments	Mostly greenfield agricultural and a detached bungalow.	07.02.2019	06/2018/1042	Under Construction	1 bed maisonette, 2, 3 and 4 bed semi-detached and 4 bed detached houses.	98	52	51	1.3	38.8	3904.0	75.1	2913.4
Totals and Averages								29.9%	761	227	26.2	29.1	66989.4	95.8	2868.9
Mean									85	25					
Median									79	22					

Averages taken from those sites where

* there is a complete data set

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Suburban															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)	Average Residential Floorspace (sqm / ha)
1	Land West of Canberra Lane, Cottam Hall, Preston	Barratt Homes	Greenfield site which forms part of the former Cottam Hall.	02.03.2017	06/2014/0339	Complete	3 bed mews, 3 and 4 bed semi-detached and 4 bed detached houses, and 4 bed townhouses.	20	104	21	2.8	37.6	10161.2	97.7	3676.3
2	Phase 3 Hoyles Lane and Land East of Sidgreaves Lane, Lea, Preston	Morris Homes	Greenfield site in agricultural use. Within the North West Preston Strategic Area.	14.11.2019	06/2018/1053	Under Construction	1 bed apartments, 2 bed mews, 3 bed semi-detached and 3, 4 and 5 bed detached houses.	13	147	19	5.6	26.3	15558.7	105.8	2778.3
3	Maxy House Farm	Wainhomes	Greenfield site in agricultural use. Within the North West Preston Strategic Area.	06.11.2014	06/2014/0598	Under Construction	2, 3 and 4 bed detached and semi-detached houses.	30	288	86	11.3	25.5	28831.6	100.1	2551.5
4	Land at Lightfoot Lane, Higher Bartle, Preston (Phase 1A)	Redrow Homes	Greenfield site in agricultural use. Within the North West Preston Strategic Area. No affordable proposed on this phase but will be provided on a later phase.	11.12.2014	06/2014/0353	Under Construction	3, 4 and 5 bed detached houses.	0	21	0	0.9	22.3	2621.4	124.8	2788.7
5	Sandyforth Lane, Woodplumpton, Preston	David Wilson Homes	Greenfield site in agricultural use. Within the North West Preston Strategic Area.	23.02.2017	06/2014/0442	Under Construction	2, 3, 4 and 5 bed houses.	30	194	58	7.9	24.6	22661.0	116.8	2875.8
6	Durton Lodge, Durton Lane, Preston PR3 5LE	Charles Church	Greenfield site.	09.03.2017	06/2016/0837	Under Construction	3 and 4 bed detached and semi-detached houses.	30	112	34	5.2	21.7	12634.8	112.8	2449.6
7	Land at Ladybank Avenue, Preston PR2 9LY	Anwyl Homes	Greenfield site previously in use as green infrastructure.	28.06.2019	06/2019/0135	Complete	2 bed apartments and 3 and 4 bed houses.	30	34	10	1.3	26.2	4049.8	119.1	3115.2
8	Former Goldenhill School Site, Cromwell Road, Ribbleson PR2 6YD	Morris Homes	Brownfield site previously occupied by a school.	07.11.2019	06/2019/1013	Complete	3 and 4 bed mews and detached houses.	0	20	0	0.9	22.0	2267.9	113.4	2492.2
9	Sidgreaves Lane, Lea Road and Lancaster Canal - Cottam Hall, Lea, Preston	Countryside Properties	Greenfield site that forms part of the Cottam Strategic Site.	14.01.2020	06/2019/1210	Under Construction	1, 2 and 3 bed detached, semi-detached and mews houses.	100	68	68	1.3	52.3	4790.5	70.4	3685.0
10	Connemara, Lightfoot Green Lane, Fulwood PR4 0AP	Persimmon Homes	Greenfield site within the North West Preston Strategic Area.	12.04.2018	06/2017/1252	Under Construction	Mews, semi-detached and detached houses.	30	137	41	4.5	30.7	13531.0	98.8	3035.9
Totals and Averages								30.0%	1125	337	41.6	27.0	117108	104.1	2814.5
Mean									113	34					
Median									108	27					

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Inner Urban and Town Centre															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Mosley Street, Preston	Mulbury Homes & Adactus	Brownfield site.	15.07.2014	06/2014/0117	Complete	2, 3 and 4 bed semi-detached and mews houses.	24	51	12	1.1	45.1	4002.0	78.5	3541.6
2	The Sorting Office, 42 West Cliff, Preston PR1 8HU	Heaton Group	Conversion and part demolition of existing building.	14.12.2017	06/2017/1154	Complete	1, 2 and 3 bed apartments.	0	31	0	0.3	109.2			
3	Brindle Street and Plevna Road, Preston PR1 5NY	Mulbury Homes	Brownfield site including demolition of existing buildings.	17.09.2015	06/2015/0516	Complete	2 bed apartments and 2 and 3 bed houses.	100	68	68	1.4	50.4	5102.0	75.0	3779.3
4	St Joseph's Social Club, Cemetery Road, Preston PR1 5US	MCI Developments	Brownfield site.	14.03.2019	06/2018/1385	Complete	2 bed bungalows, and 2 and 3 beds mews houses.	100	44	44	0.9	48.9	3140.0	71.4	3488.9
5	Deepdale House, Peel Hall Street, Preston PR1 6QU	Community Gateway Association	Greenfield previously in use as amenity grassland and informal green infrastructure.	29.04.2013	06/2013/0066	Complete	2 and 3 bed town houses.	100	12	12	0.3	44.0	932.0	77.7	3417.7
6	5-7 Moor Park Avenue, Preston PR1 6AS	Moor Park Developments Ltd	Conversion from offices and extension.	16.02.2016	06/2016/1165	Under Construction	2 and 3 bed apartments.	0	14	0	0.1	97.6	1652.0	118.0	11520.2
7	Land west of Geoffrey Street, Preston	Mulbury Homes & Adactus	Brownfield site previously occupied by an industrial unit.	23.02.2018	06/2017/1087	Under Construction	1 bed apartments, and 2 and 3 bed town houses.	100	34	34	0.6	54.8	2416.7	71.1	3897.9
8	Land North of Thorn Street, Preston	MCI Developments Ltd	Brownfield site which comprises of hardstanding.	21.01.2016	06/2015/0846	Under Construction	2 bed apartments and 2 and 3 bed semi-detached houses.	100	41	41	0.8	52.6	3111.0	75.9	3988.5
Totals and Averages								71.6%	295	211	5.5	53.8	20356	77.1	3929.6
Mean									37	26					
Median									38	23					

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Preston City Centre

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Red Rose & Elizabeth Houses, Lancaster Road, Preston	Heaton Group	Conversion from offices.	28.06.2018	06/2018/0703	Under Construction	Unknown.	0	140	0	0.2	777.8	6762.0	48.3	37566.7
2	The Exchange, Pole Street, Preston PR1 1DX	Heaton Group	Demolition of existing building and erection of 6-15 storey blocks.	06.12.2019	06/2019/0924	Under Construction	1 and 2 bed apartments.	0	176	0	0.2	977.8	12004.0	68.2	66688.9
3	City Bridge Apartments (3-6 Fishergate)	TSS Property Ltd	Change of use from storage and office.	16.02.2017	06/2016/0849	Complete	1, 2 and 3 bed apartments.	0	14	0	0.2	85.9	1093.0	78.1	6709.6
4	Winckley House, 15 Cross Street, Preston PR1 3LT	Ladson NW Ltd	Change of use from office.	02.03.2017	06/2016/1259	Complete	1 and 2 bed apartments and studios.	0	76	0	0.2	422.2	3240.0	42.6	18000.0
5	45-56 Guildhall Street, Preston PR1 3NU	ETC Urban Ltd	Refurbished warehouse comprising restaurant situated at ground level with basement parking.	09.02.2018	06/2018/0142	Complete	1, 2 and 3 bed apartments.	0	18	0	0.1	276.9	1060.0	58.9	16307.7
6	58-60 Guildhall Street, Preston PR1 3NU	Mayfair Investments	Change of use from former offices	10.10.2017	06/2017/0970	Under Construction	1 bed apartments.	0	35	0	0.1	291.7			
7	Guild House, Cross Street, Preston PR1 8RD	Ladson NW Ltd	Change of use from former offices.	07.04.2017	06/2017/0206	Complete	Studio, 1 bed and 3 bed apartments.	0	46	0	0.1	511.1	2296.0	49.9	25511.1
8	6 Winckley Square, Preston PR1 3JJ	MJW Group	Change of use from former offices which are Grade II listed.	28.02.2019	06/2018/1278	Under Construction	1 and 2 bed apartments.	0	25	0	0.1	250.0	1669.8	66.8	16698.0
9	24 Cannon Street, Preston PR1 3NR	Pace Developments	Note- this is only just complete in 2017. 1 retail until and car park at ground floor.	03.03.2006	06/2006/0219	Under Construction	1 bed apartments.	0	14	0	0.0	700.0			
10	Station Terrace, 8-10 Walton Parade, Preston PR1 8QT	Heaton Group	Change of use from office.	30.05.2019	06/2019/0263	Complete	1 and 2 bed apartments.	0	17	0	0.1	218.8	930.0	54.7	11969.1
Totals and Averages								0.0%	561	0	1.2	477.2	29054.8	56.7	28056.0
Mean									56	0					
Median									30	0					

Averages taken from those sites where there is a complete data set

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Other

Rural															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)	Average Residential Floorspace (sqm / ha)
1	Park House Farm, Whittingham Lane, Grimsargh PR2 5SL	Duchy Homes	Predominantly greenfield, occupied by agricultural buildings.	12.11.2019	06/2019/0925	Under Construction	2 bed apartments, 2 bed semi-detached / mews, and 3, 4 and 5 bed detached houses.	29.4	34	10	1.4	24.1	4157.1	122.3	2948.3
2	Grimsargh Reservoir, Preston Road, Grimsargh	Eccleston Homes	Greenfield, vacant grassed field adjacent to decommissioned reservoirs.	11.04.2017	06/2017/0088	Under Construction	4 and 5 bed detached houses.	0	12	0	1.0	12.0	2051.0	170.9	2051.0
3	Land off Preston Road, Grimsargh PR2 5JT	Story Homes	Greenfield and development included a LEAP and balancing pond.	15.11.2018	06/2018/1243	Under Construction	1 and 2 bed apartments, 2 bed mews, 3 bed semi-detached and 3, 4 and 5 bed detached houses.	35	147	51	8.1	18.3	16665.0	113.4	2070.2
4	Land at Sandy Gate Lane, Broughton PR3 5JJ	Watkin Jones Homes	Greenfield land in agricultural use.	14.11.2019	06/2019/0974	Under Construction	2 bed terraced, 2 and 3 bed semi-detached, and 3, 4 and 5 bed detached houses.	35	97	34	6.5	15.0	12255.0	126.3	1897.1
5	Land to the rear of 126A Whittingham Lane, Broughton PR3 5DD	Steward Milne	Greenfield.	04.05.2021	06/2021/0316	Under Construction	Mews houses and 3, 4, and 5 bed detached houses.	35	98	34	4.3	23.0	11008.6	112.3	2581.1
6	Land off Garstang Road, Barton PR3 6BB	Sovini Group	Greenfield land in agricultural use.	31.07.2020	06/2020/0167	Under Construction	2 bed apartments, 2 bed bungalows, and 3, 4 and 4 bed semi-detached houses.	100	68	68	2.5	27.0	5428.4	79.8	2154.1
7	Land at Garstang Road, Barton	Wainhomes	Greenfield land in agricultural use.	30.05.2017	06/2017/0278	Under Construction	2 bed apartments, 2 bed mews, and 3, 4 and 5 bed detached houses.	35	72	25	3.1	23.2	8126.3	112.9	2621.4
8	Land North of Goosnargh Lane, Preston PR3 2BN	CRDP Developments	Greenfield land in agricultural use.	14.09.2018	06/2016/1039	Under Construction	2 and 3 bed bungalows, 2 and 3 bed semidetached, and 3 and 4 bed detached houses.	70	93	65	3.1	29.7	8250.0	88.7	2636.6
9	Land off Halfpenny Lane, Longridge PR3 2EA	Places for People & MCI Developments	Greenfield land.	07.02.2019	06/2018/1042	Under Construction	1 bed maisonette, 2, 3 and 4, bed semi-detached and 4 bed detached houses.	100	52	52	1.3	38.8	3904.0	75.1	2913.4
10	Former DJ Ryan Depot, Inglewhite Road, Longridge PR3 2DB	Sherwood Homes	Brownfield site with septic tank on site and former foundry.	18.08.2014	06/2014/0410	Complete	3 and 4 bed detached houses.	0	10	0	0.6	15.9	1448.9	144.9	2299.8
Totals and Averages								49.8%	683	340	31.9	21.4	73294.3	107.3	2297.3
Mean									68	34					
Median									70	34					

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Central Lancashire

Rural Settlement

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha
Totals and Averages								30.8%	1135.0	349.3	41.9	27.1

Suburban

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha
Totals and Averages								22.5%	3557	801	134	26.6

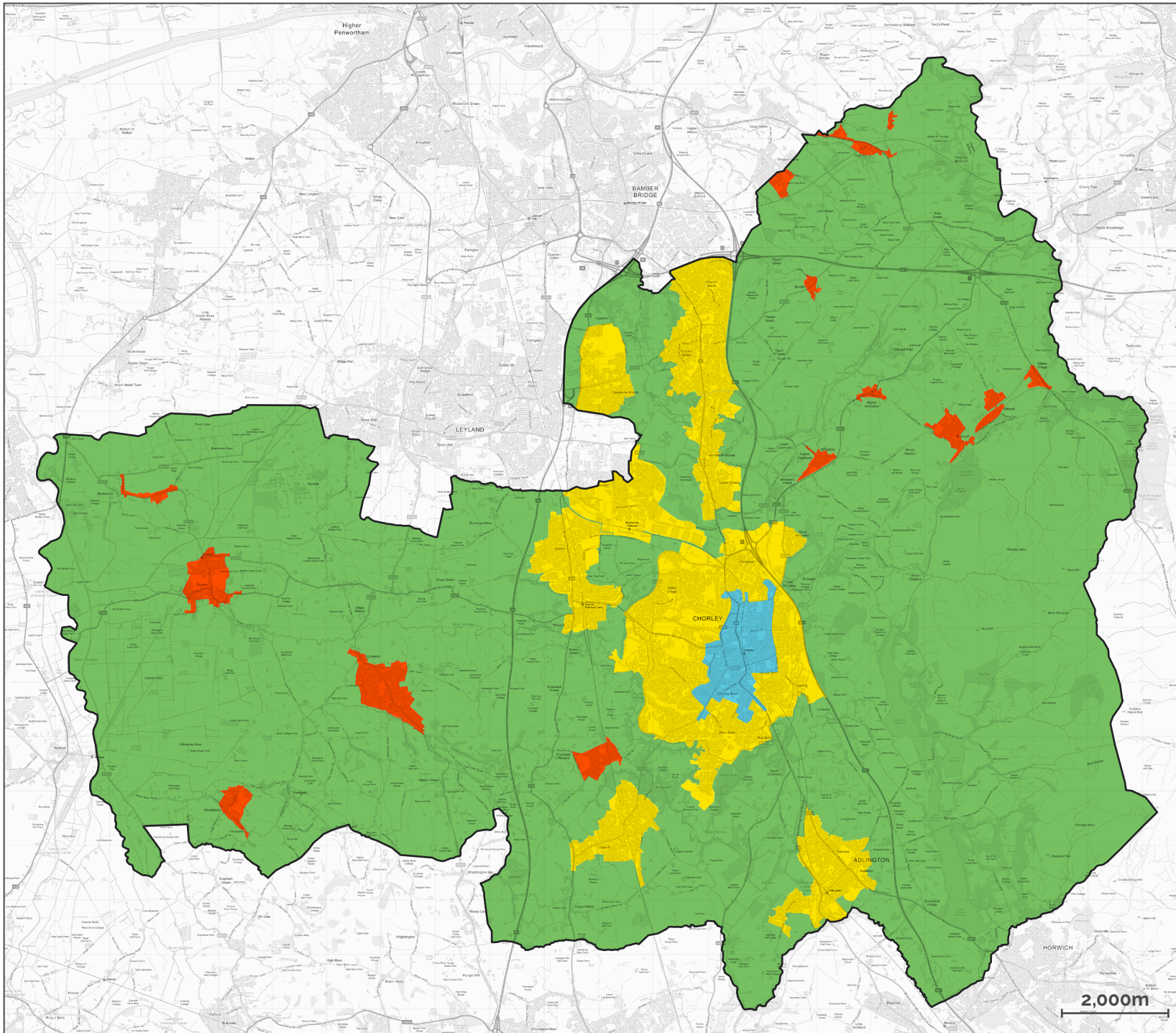
Inner Urban and Town Centre

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha
Totals and Averages								29.7%	1747	518	44	39.9






*The gross site area has been taken from the planning application details available on public access where possible. Where not, the relevant ownership parcel has been calculated on Land Registry.



Appendix B: Zonal Mapping



LEGEND:

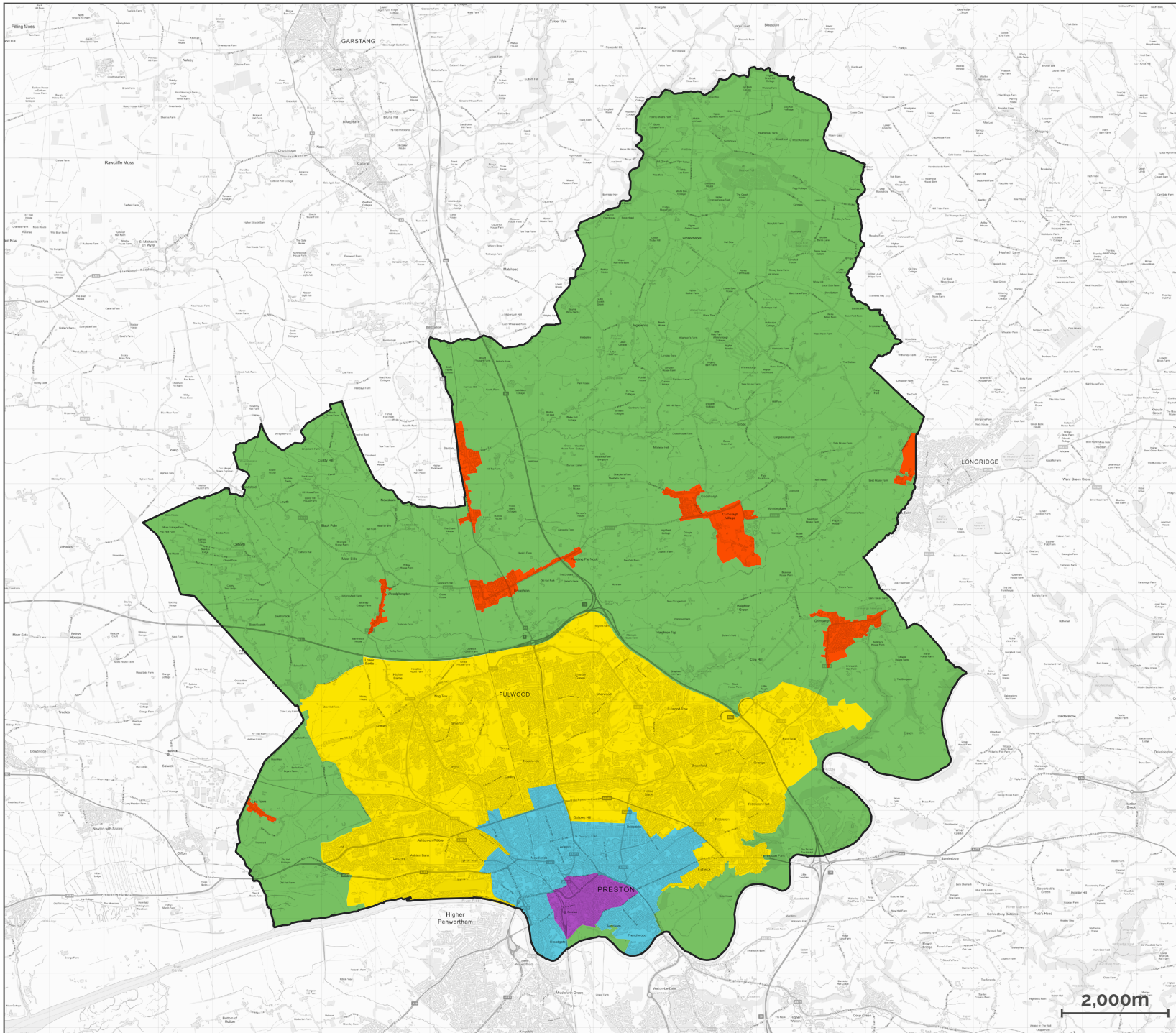
-  LPA Boundary
-  Inner Urban and Town Centres
-  Suburban
-  Rural Settlements
-  Rural Areas



TITLE:
**CHORLEY
LPA**



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LEGEND:

-  LPA Boundary
-  Preston City Centre
-  Inner Urban and Town Centres
-  Suburban
-  Rural Settlements
-  Rural Areas



Preston
City Council

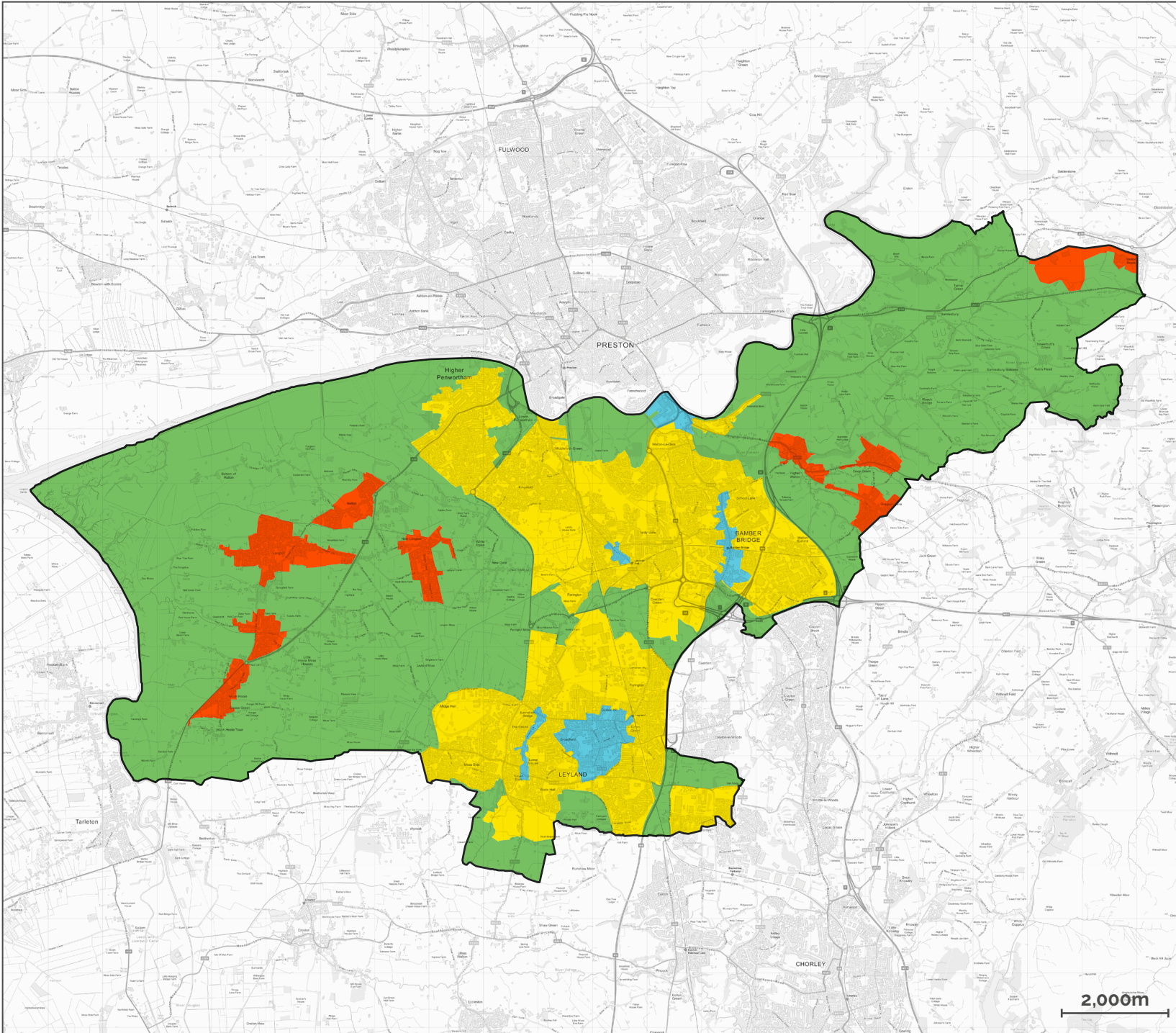
TITLE:

**PRESTON
LPA**








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2,000m



LEGEND:

-  LPA Boundary
-  Inner Urban and Town Centres
-  Suburban
-  Rural Settlements
-  Rural Areas



TITLE:

**SOUTH RIBBLE
LPA**



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Appendix C: Central Lancashire Developer's Forum Presentation

Hive Land & Planning

Central Lancashire Local Plan Evidence Base

Density of housing delivered in Central Lancashire

26 September 2022

Hive's Instruction

- Commissioned jointly by Chorley Council (CC), Preston City Council (PCC) and South Ribble Borough Council (SRBC), overseen by the Central Lancashire Local Plan Team;
- To provide an evidence base with which to inform and support assumptions about the capacity of sites proposed to be allocated for residential development through the emerging Central Lancashire Local Plan (CLLP);
- Aims to provide each of the local authorities a means by which to justify the assumptions around the proposed capacity of a site;
- Based on evidence from sites consented and developed in recent years;
- Using data around housing densities of sites which have been developed out or are under construction, wherever possible; and
- Factual not aspirational.

Methodology - definition of Zones

Preston City Centre

Defined within the adopted Local Plan.

Inner Urban and Town Centres

This zone includes areas such as Chorley Town Centre, Leyland, Fulwood, Ribblesdale, Lea, Farington, Penwortham, Lostock Hall, Bamber Bridge, Walton-le-Dale, and Higher Walton. They are all defined within the adopted Local Plans;

Suburban

Areas including Cottam Hall, Broughton, Higher and Lower Bartle/Lightfoot Lane, Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods. These areas are not all defined within the Local Plans so boundaries have been mapped as part of this instruction.

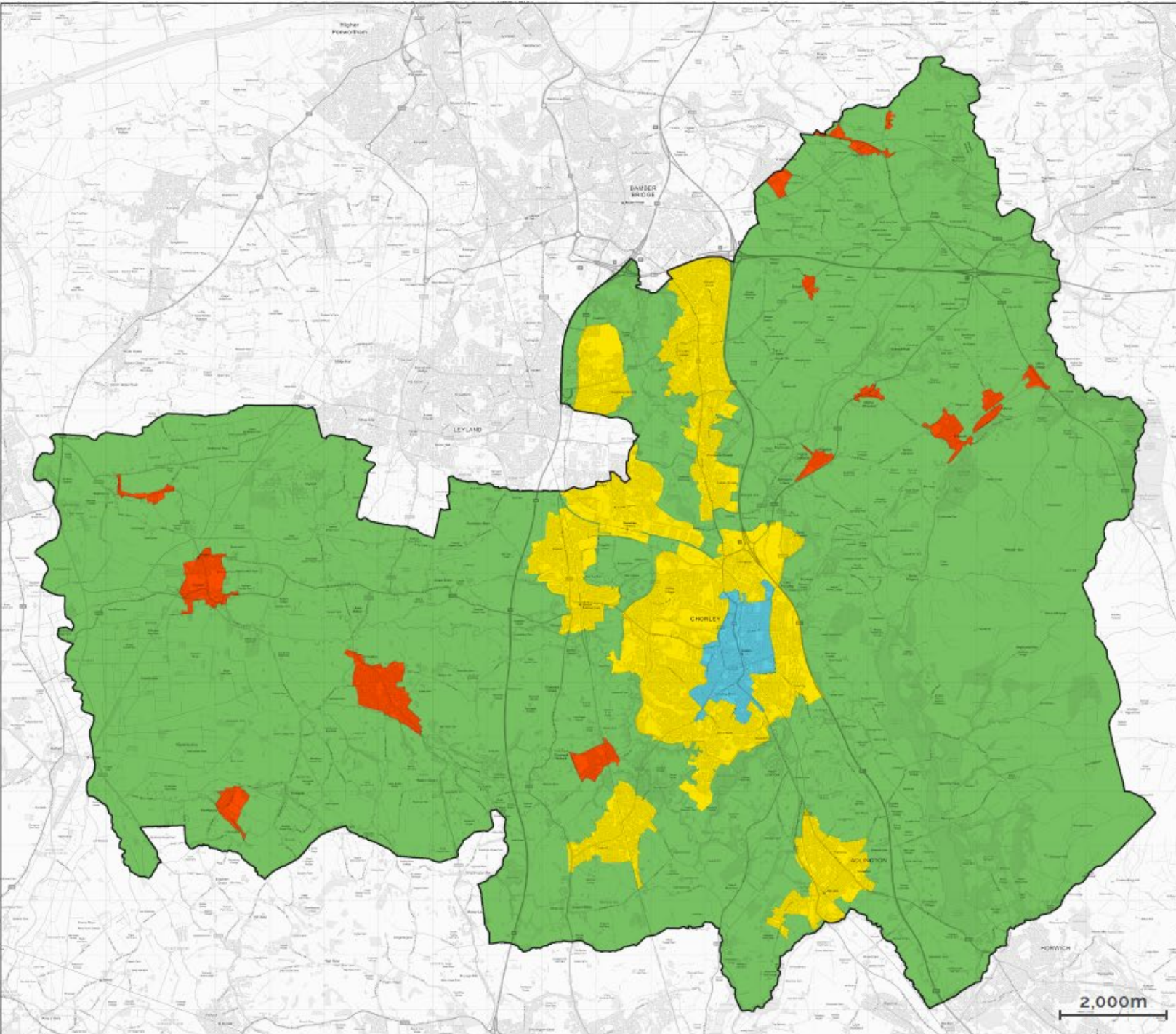
Rural Settlements

Settlements including Grimsargh, Goosnargh, Barton, Brinscall / Withnell, Eccleston, and Longton, as defined in the adopted Local Plans;

Rural

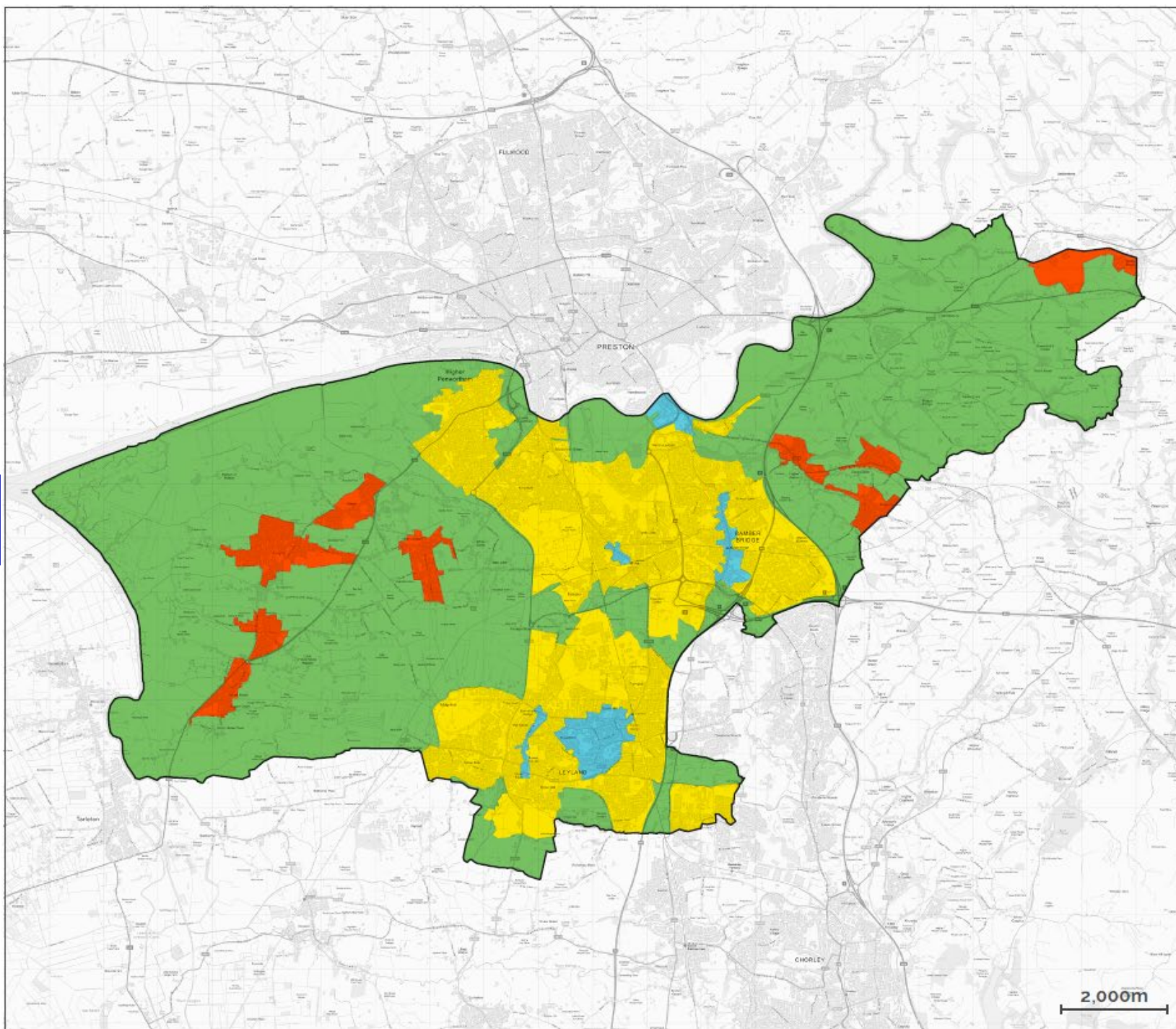
All areas that fall outside of the categories listed below. This zone aligns with Countryside or Green Belt Boundaries in the adopted Local Plans;

Chorley



- LEGEND:
- LPA Boundary
 - Inner Urban and Town Centres
 - Suburban
 - Rural Settlements
 - Rural Areas

South Ribble



LEGEND:

- LPA Boundary
- Inner Urban and Town Centres
- Suburban
- Rural Settlements
- Rural Areas



TITLE:

**SOUTH RIBBLE
LPA**



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LEGEND:

- LPA Boundary
- Preston City Centre
- Inner Urban and Town Centres
- Suburban
- Rural Settlements
- Rural Areas



Preston
City Council

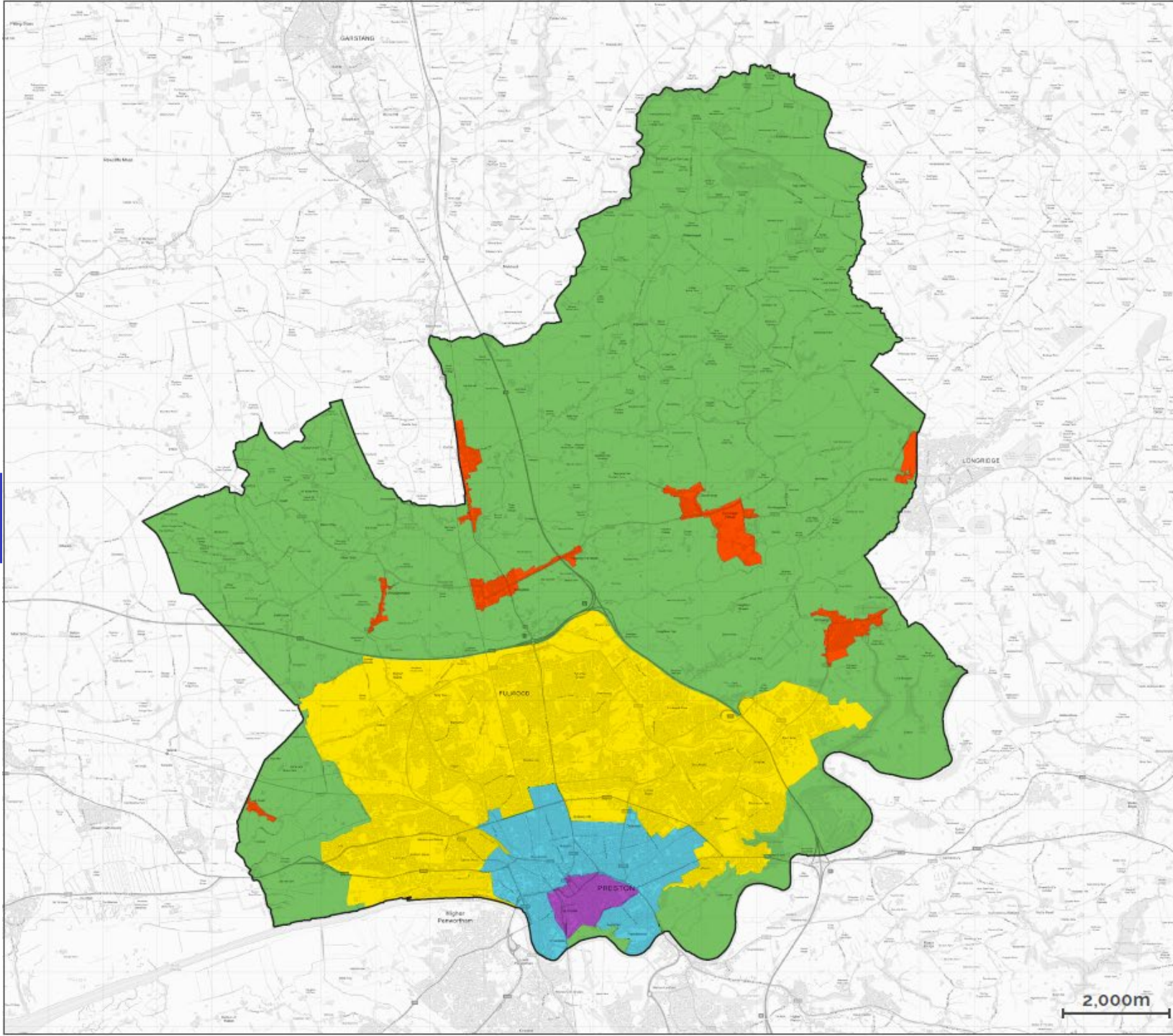
TITLE:

**PRESTON
LPA**



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Preston



2,000m

Definition of Density Used

Number of units (dwellings) / Area of site or defined sub-area (hectares)

=

Density per hectare (dph)

Based on red line boundary of planning application

Number of units consented / built is then divided by the red line area

Accords with Planning Practice Guidance on gross density

Avoids subjective assessments of gross : net ratios and non-developable areas within sites

Focuses on residential only applications, but has implications for future strategic, mixed-use sites

Of most use to the plan making authority in assessing the capacity testing of potential allocations

Definition of Density Used

Number of dwellings within application

220

Gross area of red line boundary within application

8.1 Ha

Density

27.1 dwellings per hectare



NPPF – Approach to Density

- › The National Planning Policy Framework makes the following reference to density
- › 124. Planning policies and decisions should support development that makes efficient use of land, taking into account:
 - a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.

NPPF – Approach to Density

- No nationally prescribed approach on density evidence base or setting density policies;
- Does encourage setting out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range;
- National Model Design Code – supports use of area types and their characteristics, with specific reference to appropriate densities;
- PPG considers the methods of calculating density which includes measuring the number of dwellings per hectare;

Methodology - Site Identification

- Sites selected to provide a balanced representation within each of the density zones;
- Sites have to be of a reasonable size (10 dwellings or more);
- Sites included where they are either complete or under construction;
- Across Central Lancashire as a whole each zone has circa 30 sites, with 10 sites per local authority area (wherever possible);
- This commission therefore covers 95 sites and circa 7,683 units.

Methodology - Data Collection

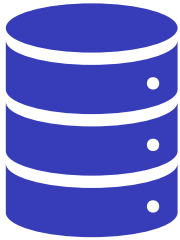
Data Collection : Site Specific

- › Site area
- › Construction Status

Data Collection : Application Level

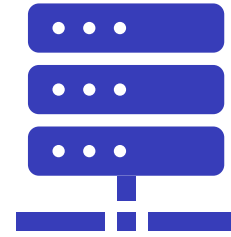
- › Date application approved
- › Number of units
- › Total residential floorspace
- › Percentage of affordable
- › Range of housetypes provided

Methodology - Data Analysis



Core Data – Density

Number of Units / Ha of red line



Additional Data

Average residential unit size (sq.m.)

Average Residential Floorspace (sq.m /Ha)

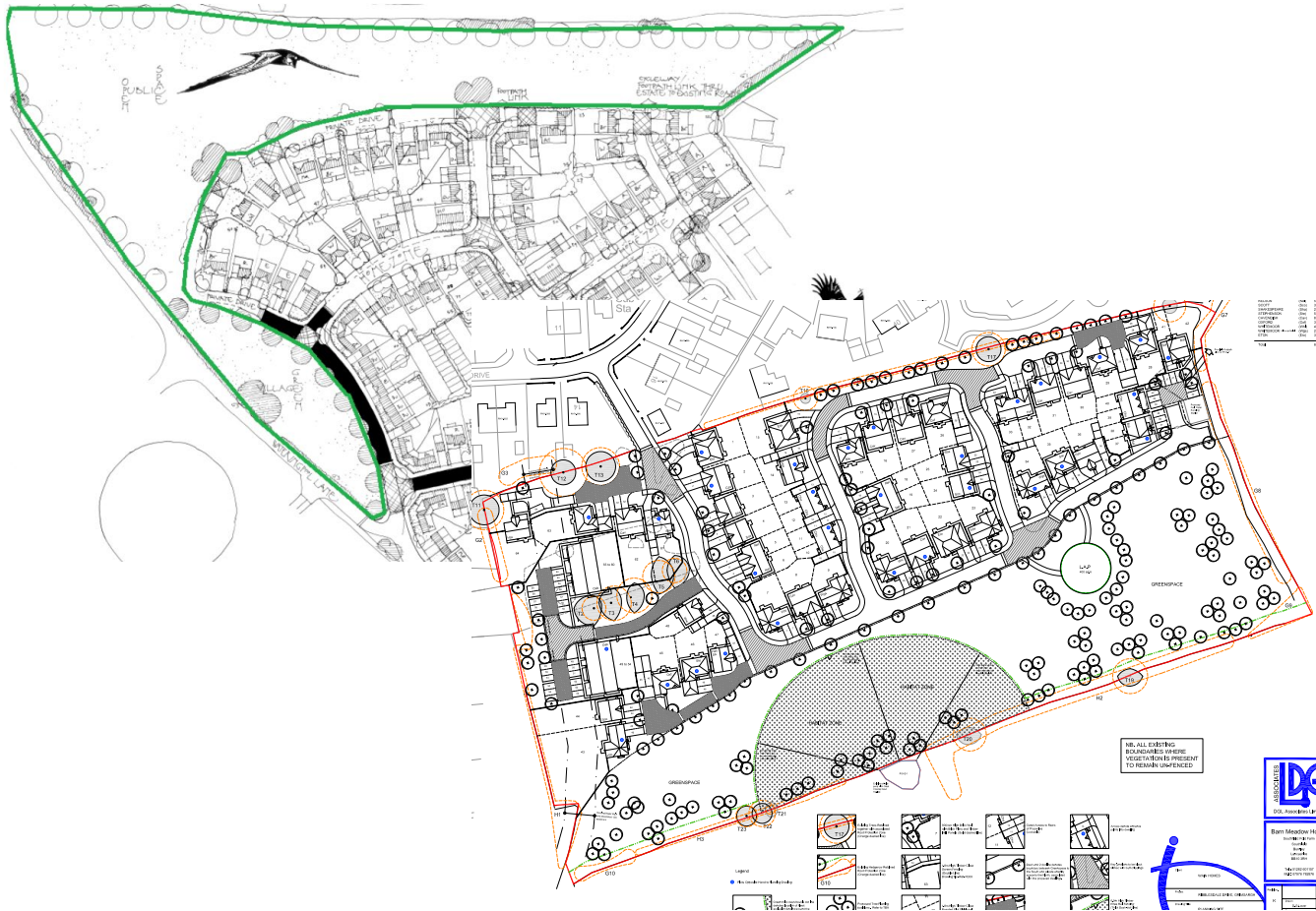
Additional data enabled identification of data anomalies

Methodology - Treatment of Strategic Sites

- > Some sites analysed contained within wider strategic allocation,
- > However, only the residential element of that respective strategic site
- > Typically used red line boundary of residential application for reserved matters application as the basis of density calculations



Methodology - Anomalies



- > Anomalies - where a site shows considerable variation from the others within that zone.
- > Supported by the collation of additional housing data (e.g. residential floorspace (sqm / ha) or average unit size (sqm)).
- > Where anomalies are identified and are considered to unreasonably distort the dataset, in agreement with the client group, these sites have been excluded from consideration.

Data Analysis – Rural Settlements

Rural Settlement	Gross Units / ha
Chorley	29
South Ribble	21
Preston	29
CL Average	27

Data Analysis – Suburban

Suburban	Gross Units / ha
Chorley	27
South Ribble	26
Preston	27
Average	27

Data Analysis – Inner Urban and Town Centre

Inner Urban and Town Centre	Gross Units / ha
Chorley	42
South Ribble	35
Preston	54
Average	40

Data Analysis – Preston & Central Lancashire Wide

City Centre	Gross Units / ha
Preston	477



Rural	Gross Units / ha
Average	21

Key findings – Local vs Sub-regional markets

Emergence of various market areas

- › specific to the local authority area
- › consistency across the Central Lancashire geography = sub-regional market

The Suburban typology of sites shows a high degree of consistency across the three boroughs (26 or 27 dph).

A sub-regional market

Inner Urban and Town Centre - greater variance across LAs.

- › SRBC - 35 dph
- › CBC - 42 dph
- › PCC - 54 dph

Market is specific to LA area

Key findings – Variety within Preston City Centre

- › Preston City Centre - unique in Central Lancashire
- › **Average** density figures at **477** dph
- › **Lowest** density site is **86** units per hectare
- › **Highest** density site is **978** units per hectare
- › The figure **477** masks the range of development taking place



Key Findings - “Other Rural Sites”

- › “Other – Rural”, were relatively evenly split amongst three main delivery models:
 - Volume housebuilders
 - Niche SME housebuilders
 - Affordable housing sites
- › Densities vary according to the type of housing provider:
 - From 12 dph (4 & 5 bed houses averaging 2,051 sq.m.)
 - To 39 units per hectare (1 bed maisonette to 4 bed detached houses)



Next Steps

- Report to be published and so chance to review and comment.
- For the LPAs to consider what has been achieved by the market historically and respond accordingly with future planning policy.
- However, the NPPF and guidance is clear:
 - Requires planning policies and decisions to make efficient use of land
 - The use of minimum density standards for city and town centres and other locations that are well served by public transport
 - These standards should seek a significant uplift in the average density of residential development within these areas.



Central Lancashire Housing Density Study

Central Lancashire Local Plan

Hive Land & Planning
Swan Buildings, Swan Street, Manchester, M4 5JW

www.hiveland.co.uk



Report of	Meeting	Date
Head of Spatial Planning	Central Lancashire Strategic Planning Joint Advisory Committee	22 nd November 2022

STAGE 1 REPORT GREEN BELT AND LANDSCAPE SENSITIVITY

RECOMMENDATION(S)

1. To note contents of this report

PURPOSE OF REPORT

2. To inform the Joint Advisory Committee of the final stage 1 reports for green belt and landscape sensitivity.
3. To consider the recommendations made by Land Use Consultants (LUC) on the existing Core Strategy and Local Plan policies related to open land designations, as set out in the report at Appendix Three.

EXECUTIVE SUMMARY OF REPORT

4. This report gives an overview of the final reports produced by Land Use Consultants (LUC) on Open Land Designations Study including the Green Belt Assessment and Landscape Assessment. There are two studies this report will refer to;
 - Green Belt Assessment (Appendix One)
 - Landscape Assessment (Appendix two)
5. These will be published on the website to accompany the Preferred Options consultation.
6. The study also includes a review of the scope and function of the policies set out in each of the participating authority's existing Local Plans to inform the development of replacement policies for the Joint Plan that share a common approach and terminology.
7. LUC delivered a presentation to members of the initial findings earlier in 2022 and so members may be familiar with some of this content. This paper presents the final report for these two studies and is a succinct overview. To fully understand the outcome of those assessments, including at a spatial scale, members are encouraged to look at the assessment outputs and parcel outputs at the back of each study.

Confidential report Please bold as appropriate	Yes	No
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REASONS FOR RECOMMENDATION(S)**(If the recommendations are accepted)**

8. None, for information only.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

9. None.

Background

10. LUC was commissioned by the three Central Lancashire local authorities (Preston City Council, South Ribble Borough Council and Chorley Council) to undertake strategic assessments of how land in the area:

- contributes to the Green Belt purposes as defined in paragraph 138 of the
- National Planning Policy Framework (NPPF)
- demonstrates valued landscape characteristics (including the identification
- of any areas where landscape quality can be considered of 'above ordinary' value);
- provides landscape settings which are important to the character of
- settlements; and
- maintains gaps between settlements in the Preston City Council area that
- are not designated as part of its Open Countryside (policy EN1) area.

11. This report is split into three sections, the Green Belt Assessment, the Landscape Assessment and Land Use Policy Recommendations for the new Local Plan.

Green belt Assessment

12. Appendix One is the final report for the strategic assessment of contribution to the Green Belt purposes. Local Plan policies of particular relevance to this work include:

Preston Local Plan policies:

- GB1 – Green Belt.
- EN1 – Development in the Open Countryside.
- EN4 – Areas of Separation.
- EN5 – Areas of Major Open Space.

South Ribble Local Plan policies:

- G1 – Green Belt.
- G3 – Safeguarded Land for Future Development.
- G4 – Protected Open Land.
- G5 – Areas of Separation.

Chorley Local Plan policies:

- BNE2 – Development in the Area of Other Open Countryside.
- BNE3 – Areas of Safeguarded Land for Future Development Needs.
- BNE4 – Areas of Separation.

Objective of the Evidence

13. The study provides a proportionate, objective, transparent, comprehensive, and consistent assessment of the strategic role and function of Central Lancashire's Green

Belt. The assessment of strategic contribution has identified broad variations in the role of land in relation to each of the NPPF Green Belt purposes, as defined in the NPPF, defining parcels of land with ratings, and supporting text. NPPF policy and the associated Green Belt purposes are outlined in more detail in Chapter 2 of the evidence paper.

14. The study identifies the key characteristics and features in each strategic parcel likely to influence Green Belt harm, and in so doing points towards any locations within each parcel where harm to the Green Belt purposes might be minimised. The key distinction between the concepts of contribution to the Green Belt purposes and harm to those purposes relates to the impact that release of land would have on the integrity of remaining Green Belt land.
15. An assessment of 'contribution' considers the role that land plays now, whereas an assessment of 'harm' considers how the loss of contribution of released land, together with any weakening of the remaining Green Belt, would combine to diminish the strength of the Green Belt. In the development of a preferred spatial strategy, relative harm to Green Belt of releasing specific site options will need to be weighed against benefits and the availability of any other reasonable alternatives
16. In addition to assessing land that is currently defined as Green Belt, the study has assessed areas that are subject to similarly restrictive local designations – namely Preston's EN1 ('Development in the Open Countryside'), South Ribble's G4 ('Protected Open Land'), Chorley's BNE2 ('Development in the Area of Other Open Countryside) and the policies defining land safeguarded for future development needs (G3 and BNE3). This analysis will inform any decisions regarding any potential recommended changes to the current Green Belt extent.
17. There was no assessment of Preston's EN5 policy area ('Areas of Major Open Space'), as this is entirely contained within the built-up area of Preston and so has little potential for consideration as new Green Belt, and no separate consideration of G5 and BNE4 ('Areas of Separation', in South Ribble and Chorley respectively) as these are both defined as Green Belt as well.
18. Paragraph 20 of the NPPF sets out the strategic topics for which Local Plan strategic policies should be prepared, including population and economic growth and associated development and infrastructure and facilities, climate change and the conservation and enhancement of the natural, built, and historic environment. All these topics either have a direct or indirect link to land designated as Green Belt or other local countryside designations. Consequently, a method statement was prepared for consultation with the stakeholders with whom the Authorities have a duty to cooperate. These include Historic England, Natural England, Environment Agency, and the relevant neighbouring local planning authorities.

National Green Belt Policy

19. Government policy on the Green Belt is set out in Chapter 13 of the adopted National Planning Policy Framework (NPPF) Protecting Green Belt Land. Paragraph 137 of the NPPF indicates that the government attaches "great importance" to Green Belts and states "the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence". This is elaborated in NPPF paragraph 138, which states that Green Belts serve five purposes, as set out below.

The purposes of Green Belt:

- 1) To check the unrestricted sprawl of large built-up areas.

- 2) To prevent neighbouring towns merging into one another.
 - 3) To assist in safeguarding the countryside from encroachment.
 - 4) To preserve the setting and special character of historic towns.
 - 5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
20. The NPPF emphasises that local planning authorities should establish and, if justified, only alter Green Belt boundaries through the preparation of their Local Plans. It goes on to state that “once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries having regard to their intended permanence in the long term, so they can endure beyond the plan period”.

Green Belt Policy: What Policies Currently Exist in the Core Strategy and Three Local Plans

21. Central Lancashire Core Strategy does not have a specific Green Belt policy, but contains, at Paragraph 10.13, text that explains the role of the Green Belt:

The Green Belt helps ensure that settlements do not coalesce. No changes are anticipated to the strategic extent of the Green Belt within Central Lancashire. There is a general presumption against inappropriate development in the Green Belt, and the very special circumstances needed to justify inappropriate development within it will not exist unless the harm, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations.

22. The Preston Local Plan applies national Green Belt policy through Policy GB1 (note: the NPPF paragraph referred to in the policy text is paragraph 138 in the 2021 version).
23. The South Ribble Local Plan applies national Green Belt policy through Policy G1.

Safeguarded Land

24. NPPF paragraph 143 details what local planning authorities should do when defining Green Belt boundaries. One of these requirements is ‘*where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period*’. Safeguarded land is typically, therefore, located between urban edges and Green Belt land.

Safeguarded Land Policy: What Policies Currently Exist in the Core Strategy and Three Local Plans

25. There is no reference in the Core Strategy to safeguarding land for potential future development. The South Ribble Local Plan identifies safeguarded land sites through Policy G3 with 5 designated sites:
- S1 South of Factory Lane and east of the West Coast Main Line
 - S2 Southern area of the Major Development Site at Pickering’s Farm, Penwortham
 - S3 South of Coote Lane, Chain House Lane, Farington
 - S4 Land off Church Lane, Farington

- S5 Land off Emnie Lane, Leyland
26. The Chorley Local Plan identifies safeguarded land sites through Policy BNE3 with 11 designated sites:
- BNE3.1 East of M61, Chorley
 - BNE3.2 Harrison's Farm, Adlington
 - BNE3.3 North of Bond's Lane, Adlington
 - BNE3.4 Babylon Lane, Heath Charnock
 - BNE3.5 North of Hewlett Avenue, Coppull
 - BNE3.6 Blainscough Hall, Coppull
 - BNE3.7 East of Tincklers Lane, Ecclestone
 - BNE3.8 Between Bradley Lane, 7 Parr Lane, Ecclestone
 - BNE3.9 Pear Tree Lane, Euxton
 - BNE3.10 West of M61, Whittle-le-Woods
 - BNE3.11 South east of Belmont Road & Abbey Grove, Adlington

Open Countryside Policy

27. Aside from Green Belt openness, the NPPF only refers specifically to open space in the context of its recreational role for communities, with Paragraph 96 discusses the importance of access to open spaces for sport and physical activity.

Open Countryside Land Policy: What Policies Currently Exist in the Core Strategy and Three Local Plans

28. Although not referring specifically to open land, the Core Strategy's principal spatial growth strategy policy, Policy 1, sets out the areas in which growth is to be focused. It lists a hierarchy of the settlement areas to be expanded, list the strategic sites to be allocated, and notes that 'In other places- smaller villages, substantially built-up frontages and Major Developed Sites -development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.'
29. Preston's Policy EN1 applies constraint to development in the open countryside. It is noted that its provisions make no reference to landscape value/quality, only to protecting its openness and rurality. The designation covers most of the local authority area to the north and west of the city. The South Ribble Local Plan applies Policy G4 to a number of relatively small areas of land adjacent to settlements that are inset from the Green Belt.
30. The Chorley Local Plan applies Policy BNE2 to a single, large area of land to the east of the town that forms part of the West Pennine Moors.

Green Belt Assessment Methodology

31. There is no defined approach set out in national planning policy or guidance as to how Green Belt studies should be undertaken. The assessment provides a parcel-by-parcel analysis, with each parcel assessment split into two sections:
- A strategic assessment of the contribution of the parcel to the Green Belt purposes.
 - An analysis of key considerations with regard to potential harm resulting from the release of land within the parcel.

32. Although the study introduces the concept of Green Belt harm, that is the impact of Green Belt release on the purposes of the designation, it does not draw conclusions on the harm of releasing specific site options or recommend what land could be released for development. This requires *both a finer-grained scale of Green Belt analysis and the consideration of a wider range of sustainability factors* which the Councils will take into account in reaching a conclusion as to whether there are exceptional circumstances to justify the release of Green Belt land

What Land Does the Study Cover?

33. The assessment covers all Green Belt land within Central Lancashire. It also considers the extent to which land subject to other open countryside designations contribute to the purposes of Green Belt, were it so designated. This includes Preston's Open Countryside (policy EN1), South Ribble's Protected Open Land (G4), Chorley's Area of Other Open Countryside (BNE2) and the safeguarded land in South Ribble and Chorley (G3 and BNE3).
34. It excludes Preston's Areas of Major Open Space (EN5), which are wholly contained within the urban area. The study area is mapped on Figure 3.1. The assessment focuses on identifying strategic variations in the contribution of defined parcels of land to the five Green Belt purposes set out in the NPPF.
35. As a strategic study, the Green Belt assessment does not include a fine grained analysis of all variations in Green Belt performance. However, the core components both of this strategic assessment and any subsequent more detailed assessments are the same and require:
- An analysis of spatial variations in the function of the Green Belt, as set out in the NPPF purposes
 - Consideration of the impact of existing development on Green Belt Openness
 - Consideration of the relationship between built-up areas and Green Belt land (degree of distinction). Built-up areas could include land which is inset from the Green Belt, or located at its outer edge, or washed-over settlements that lack openness. This is distinct from the definition of large built-up areas.
36. In this strategic study, contribution ratings have been given using a three point scale of significant, moderate, or limited/no contribution. Ratings typically reflect the fact that most parcels contain at least some open land which does not have a strong relationship with any built-up area and therefore make a strong contribution to Purpose 3 (safeguarding the countryside from encroachment).
37. The second part of the assessment process, the consideration of potential harm resulting from the release of land, takes the analysis of contribution a step further by considering the implications of the release of land on the Green Belt purposes.
38. Harm to the Green Belt purposes will result from the loss of contribution of land that is released, but also from any impact that release has on the contribution of the remaining Green Belt. To provide meaningful ratings for harm to the Green Belt purposes requires a finer grain of analysis than is appropriate for a strategic study. However, the second part of each parcel assessment offers some consideration of the two principal factors that could influence the potential harm resulting from the release of land:

- The presence of areas within the parcel which, although still 'strategic' in Scale make a weaker contribution to the Green Belt purposes than the parcel as a whole.
- The existence of physical features within the parcel that could form a new Green Belt boundary that would limit the impact of release on the integrity of adjacent Green Belt land.

How Parcels of Land Were Defined

39. Parcels have not been predefined using promoted sites or existing boundaries, but have instead been the outcome of a consistent, strategic assessment process. In the first instance, variations in openness and in Green Belt function with regard to each NPPF purpose were identified and overlaid. A guideline minimum parcel size of 30ha was applied and a guideline maximum parcel size of 500ha was applied for areas adjacent to inset settlements and a maximum 2000ha area for land remote from inset settlements. Logical landscape elements were used, where available, to subdivide areas.

Summary of findings Green Belt Study

40. Variations in strategic contribution have been identified in accordance with the criteria set out in Chapter 3. The variations in relation to each Green Belt purpose have been overlaid to identify strategic parcels by which the assessment outputs are organised.
41. The reference numbers for parcels which are wholly or principally in the Green Belt are prefaced with a 'P' and those which are wholly or principally in other open countryside areas are prefaced with an 'N'. Each parcel assessment includes:
- A map to show the parcel's context, and to identify any statutory constraints to development;
 - Ratings and supporting analysis setting out the contribution to each of the five Green Belt purposes; and
 - An overview of key considerations regarding potential harm to the Green Belt purposes associated with the strategic-scale release of land, identifying any particular physical features beyond which release might mark an increase in harm.
42. Table 4.1 (page 78) of Appendix One lists the ratings for strategic contribution to the Green Belt purposes for each of the defined assessment parcels and it shows the parcels that were defined to reflect variations in strategic contribution.
43. Overview maps at figures 4.2 to 4.5 (page 92 onwards in Appendix three) strategic variations in contribution to each of the first four Green Belt purposes across the Central Lancashire area. As set out in the assessment methodology, no Green Belt land in Central Lancashire is considered to contribute to Green Belt Purpose 5 (the recycling of derelict and other urban land), so these findings are not mapped. Figure 4.6 combines the contribution ratings for Purposes 1-4 to illustrate how many Green Belt purposes each parcel contributes towards.

Contribution to Purpose 1

44. There is a very clear pattern of contribution to Purpose 1 – checking the unrestricted sprawl of a large, built-up area. Preston, Chorley, and the intervening settlements together form a large, built-up area, so most land on the outer fringes of this area is, at a strategic scale, playing a significant role in preventing its sprawl. This applies to the 'open countryside' (policy EN1) area to the north of Preston, and also Chorley's 'other open land' (BNE2), as much as to the Green Belt.

45. Land adjacent to the Feniscowles suburb of Blackburn also makes a significant contribution to Purpose 1, as Blackburn together with Darwen is also a large, built-up area.
46. Open land separating the settlements between Preston and Chorley that make up the large built-up area makes only a limited contribution to Purpose 1, due to its weak connectivity with the wider Green Belt. Development within these areas would be considered to be infilling in gaps within the large, built-up area rather than sprawl expanding it
47. Beyond the parcels adjacent to Preston-Chorley and Blackburn there are two chains of settlements that are sufficiently linked by urbanising development for their expansion to have some association with the large built-up area. These are the settlements extending west from Penwortham out to Much Hoole, and east from Bamber Bridge out to Hoghton.. Although development here would not constitute direct expansion of the large built-up area, land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the Preston-South Ribble-Chorley conurbation. it should be recognised that more substantial expansion of the Preston-South Ribble-Chorley urban area or of Blackburn beyond the immediately adjacent parcels would still have a significant impact on this purpose

Contribution to Purpose 2

48. There are three areas where land makes a significant contribution to preventing the merger of neighbouring towns. Although land between the settlements that make up the Preston-Chorley large, built-up area makes only a limited contribution to preventing expansion of that area as a whole, the settlements that make up the area still retain a degree of distinction as separate towns. Where these gaps are fragile, such as between Bamber Bridge and Leyland, and between Chorley and Whittle-le-Woods or Euxton, contribution at a strategic scale is significant. It is only where land is very isolated within the urban area, and lacking association with the wider Green Belt, that strategic contribution to Purpose 2 is weaker, despite gaps being narrow. This is the case between Penwortham / Lostock Hall and Preston.
49. The second area where some strategic parcels make a significant contribution to Purpose 2 is to the south of Chorley. There are relatively narrow gaps between Chorley and Adlington, between Adlington and Horwich, between Chorley and Coppull and between Coppull and Standish. In some areas there are physical separating features which reduce contribution, or land lacks strong enough distinction from the adjacent urban edge for it to be considered to be making a strong contribution, but where this is not the case the contribution to Purpose 2 is significant.
50. The third area in which land rates as significant for Purpose 2 is in the open countryside (EN1) area between Preston and Longridge. The urban area of Preston has expanded beyond the M61 here, and intervening development at Grimsargh and a lack of Green Belt protection for land within Ribble Valley Borough further weakens the gap.

Landscape Assessment Findings

51. Appendix Two is the Landscape Assessment report which include LUC's methodology and outputs for the strategic assessment of landscape value, settlement settings and

settlement gaps.

52. An analysis of the open land planning policies across the Central Lancashire area has identified aspects relating to the three roles of landscape covered by this assessment:
- its key aspects of landscape value
 - its role in providing a setting for its settlements
 - its role in maintaining the separation of settlements.
53. The study provides, at a strategic level, a proportionate, objective, transparent and consistent assessment of Central Lancashire's landscape in terms of these three roles. The study outputs will help determine what open land policies would be most appropriate for the Central Lancashire Local Plan and will assist with the consideration of potential future development locations. This study undertakes a strategic-scale analysis of landscape qualities across all open land within the Central Lancashire area subject to the open land policies listed in Paragraph 1.5 above based on the Landscape Character Areas (LCAs) identified within the Landscape Strategy for Lancashire (2000). The study area excludes the Forest of Bowland, located to the north of Preston, which is designated as an Area of Outstanding Natural Beauty (AONB) and is also subject to a local plan policy, EN6, which recognises its natural beauty.
54. The assessment includes a 'value evaluation' which reviews various aspects of landscape value [see Chapter 3] and summarises the key landscape qualities and/or elements/ features/ areas of value within each LCA, noting any distinct strategic-scale variations within the LCA. Each assessment also records whether an area is considered to have 'above ordinary' landscape value. This terminology reflects the language used in the TGN's definition of a valued landscape as being above 'everyday landscapes. This analysis is intended to help determine whether an area-based policy identifying areas of local landscape value, such as Chorley policy BNE2, is appropriate in the joint Local Plan and, if so, which areas might be considered for inclusion.

Settlement setting assessment

55. For each relevant village or larger settlement (refer to Chapter 3) this strategic assessment provides an overview of the settlement's character/identity and the extent to which its relationship with the surrounding landscape is important in contributing to that character. It also summarises key elements of that setting and concludes whether the landscape setting makes.

Areas of separation assessment

56. In South Ribble and Chorley, areas that are currently subject to area of separation policies (G5 and BNE4 respectively) all lie within the Green Belt and relate to towns. In Preston, however, areas of separation (policy EN4) have been defined between the main urban area and much smaller settlements. Therefore, it was agreed that the scope of this assessment would focus on settlements outside of the Green Belt within Preston. This 'areas of separation' assessment focuses on the spatial separation of settlements, taking into consideration the presence of physical features that serve to either reduce or increase the perceived gaps between settlements. It provides an evaluation of the gap, followed by identification of any variations, and provides an overall judgement on the strength of the gap, whether it is robust, moderate, or fragile. The assessment also notes the key elements that contribute to the maintenance of the gap.

Relevant Local Policies

57. There are a number of relevant local policies to this assessment which include
- Core Strategy Policy 13 Rural Economy' is concerned primarily with ways in which economic and social improvement of rural areas can be achieved, and after setting out types of development that will be allowed it states that '... proposals will be required to show good siting and design in order to conserve and where possible enhance the character and quality of the landscape ...'.
 - Core Strategy Policy 21 – 'Landscape Character Areas' concerns the positive role that new development is required to play in relation to landscape character.
 - Policy 1 – 'Locating Growth' seeks to "focus growth and investment ... whilst protecting the character of suburban and rural areas".
 - Policy 19 – 'Areas of Separation and Major Open Space' seeks to "protect the identity, local distinctiveness and green infrastructure of certain settlements and neighbourhoods by the designation of Areas of Separation and Major Open Space, to ensure that those places at greatest risk of merging are protected and environmental/open space resources are safeguarded".
 - Policy EN1 – 'Development in the Open Countryside' aims to protect areas of 'Open Countryside' from unacceptable development which would harm its open and rural character. It seeks to do this by limiting development to "a) that needed for purposes of agriculture or forestry or other uses appropriate to a rural area ...; b) the re-use or rehabilitation of existing buildings; c) infilling within groups of buildings in smaller rural settlements". The majority of land within Preston District is designated as 'Open Countryside
 - Policy EN4 – 'Areas of Separation' seeks to prevent "harm to the effectiveness of gaps between settlements and, in particular, the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements". Areas of Separation are identified between: Broughton and the Preston Urban Area; Goosnargh Whittingham and Grimsargh; and Grimsargh and the Preston Urban Area.
 - Policy EN5 – 'Areas of Major Open Space' is concerned primarily with maintaining separation between urban neighbourhoods in Preston
 - Policy G4 – 'Protected Open Land' seeks to "retain the openness and natural character of local areas and to protect the land from development". It is applied to a number of relatively small areas of land adjacent to Penwortham, Longton, New Longton, Hutton and Gregson Lane
 - Policy G5 – 'Areas of Separation' seeks to prevent built-up areas from merging into one another and to protect the land within the boundary from inappropriate development
 - Policy BNE2 – 'Development in the Area of Other Open Countryside' applies to a single, large area of land located to the east of the M61 including the West Pennine Moors.
58. Policy BNE10 – 'Trees' seeks to protect trees and woodland areas "which make a valuable contribution to the character of the landscape, a building, a settlement, or the setting thereof.
59. Policy BNE4 – 'Areas of Separation' seeks to protect built-up areas from merging into each other and maintain the openness of these areas of countryside by preventing inappropriate development. Two Areas of Separation are identified between Chorley and Euxton and between Chorley and Whittle-le- Woods.
60. The Landscape Institute TGN 02/21 provides a list of factors that can be considered when identifying landscape value. These factors and their definitions

are as follows:

- Natural heritage – Landscape with clear evidence of ecological, geological, geomorphological, or physiographic interest which contribute positively to the landscape.
- Cultural heritage – Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.
- Landscape condition – Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.
- Associations – Landscape, which is connected with notable people, events and the arts.
- Distinctiveness – Landscape that has a strong sense of identity.
- Recreational – Landscape offering recreational opportunities where experience of landscape is important.
- Perceptual (scenic) – Landscape that appeals to the senses, primarily the visual sense.
- Perceptual (wildness and tranquillity) – Landscape with a strong perceptual value notably wildness, tranquillity, and/or dark skies.
- Functional – Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

Assessment Findings

61. The landscape assessment findings can be found at table 4.1 (page 39 of Appendix Two) and table 4.2: provides a summary of the Settlement Setting Assessment, and Table 4.3: provides a summary of the Areas of Separation Assessment. The findings are also shown on the overview maps, in Figure 4.1 - Figure 4. Two).
62. There are only five LCAs within the Central Lancashire Area that are assessed as having 'above ordinary' landscape value. That is, they are considered to have particular qualities/characteristics that elevate it above that of 'ordinary' countryside. The other LCAs, whilst having some valued landscape characteristics, are overall not considered to have 'above ordinary' landscape value.

Land Use Policy Designations

63. This report is a short summary of the findings paper produced by LUC which should be read in its entirety and attention paid to its reference to three Councils as a joint plan-making area as opposed to solely Chorley borough, although for this report extracts focus on Chorley.

Summary of Existing Policies

- Open Countryside (Preston, Chorley)
 - Green Belt (all authorities).
 - Safeguarded Land (South Ribble, Chorley).
 - Areas of Separation (all authorities).
64. Table 1.1 of Appendix Three (Policy Option Evaluation) illustrates the policy options available to the three Councils, taking account of the positives and negatives of each. In short, these options are:
 - Open Countryside – whether the current open countryside policies are appropriate, and if so whether a rationalised policy should be purely spatial or should refer to landscape value and settlement identity and setting?

- Green Belt – whether there would be a case for any strategic changes to Green Belt, i.e. to create new Green Belt in areas currently subject to other open countryside designations e.g. in Preston? This paper does not consider the release of land for development purposes, as this will be subject to further considerations beyond just Green Belt matters
- Area of separation – whether a policy relating to settlement gaps should be retained and/or redefined?
- Settlement setting – whether a policy should be considered to protect land that contributes to settlement setting?
- Landscape – whether a policy should be considered to protect land that contributes to landscape quality?
- Large open spaces in urban areas – whether a policy should be included protecting large areas of open land within urban areas?

Policy Recommendations

65. The exceptional circumstances needed to justify the designation of a new Green Belt in Central Lancashire are extensive, and there is currently insufficient evidence to determine whether it would be possible for the following reasons:
- The sustainable scale and distribution of growth across Central Lancashire has yet to be agreed and justified.
 - Alternative local policies have not been ruled out as unsustainable, or unreasonable in meeting Central Lancashire's policy objectives
 - The implications of Green Belt extensions on the cooperating authorities' immediate neighbours have not been explored.
66. It is therefore recommended that the Central Lancashire authorities pursue alternative local policy mechanisms for protecting the open countryside at this time:

Recommendation Number One

67. It is recommended that open countryside policy (BNE2) is deleted in favour of relying on the Councils preferred spatial strategy to provide a simple blanket protection of the open countryside, assuming growth is focused with existing urban areas and specific allocated greenfield sites. Policy wording could be added to the spatial strategy to
- Clarify what types of development are appropriate in the countryside i.e. beyond the proposed areas of defined growth and the settlement limits. In particular the policy could consider the requirements for: affordable and specialist housing needs; rural land uses and employment opportunities and tourism and community infrastructure.
 - Integrate wider sustainability considerations and reference need for any development that does take place to be sustainable
 - Mention any major barrier/ boundary features that should not be crossed

Recommendation Number Two

68. It is recommended that the Councils' Area of Separation Policies (BNE4) are consolidated and refined as follows:
- Areas of separation in Green Belt removed, noting that national Green Belt policy

adequately protects the open countryside in these locations.

- Use LUC's settlement gap assessments to refine the extent of existing and designate new Areas of Separation in sensitive settlement gaps outside the Green Belt.
- Each Area of Separation should be listed in the consolidated policy and their broad extent mapped in the accompanying policies map
- Each Area of Separation designation could list the key elements that contribute to the maintenance of the gap that are in need of protection (see LUC's settlement gap assessments), rather than being prohibitive of any development the falls within a defined gap (so gaps can be drawn quite broadly).

Recommendation Number Three

69. It is recommended that the Councils replace the only existing policy that makes reference to settlement setting, (G4 which is a South Ribble Local Plan policy), with a new Settlement Setting Policy.
- A criteria-based policy is recommended in preference to the definition of boundaries around specific settlements identified as having high-value settings. Development proposals would need to consider the key elements and areas that contribute to a settlement's setting (see LUC's settlement setting assessments).
 - Policy could refer to LUC study to identify any sensitivities to be considered in association with any settlement. Attentively, this could refer to more detailed landscape sensitivity assessments (if these are carried out).

Recommendation Number Four

70. It is recommended that the Councils consolidate and expand upon the existing Landscape Policies (CS13, CS21) with:
- A criteria-based policy which makes it clear how landscape qualities should be considered in relation to new development – referring back to the LUC landscape value assessments for each LCA or sub-area or, if they are carried out, more detailed landscape sensitivity assessments.
71. The Councils could also use LUC's landscape value assessments to designate areas of local landscape importance – i.e. areas of 'above ordinary value' such as within the Ribble Valley, Ribble Marshes and West Pennine Moors (as identified in the LUC landscape study).
72. Each protected landscape could be listed in the policy and their broad extent mapped in the accompanying policies map. However, each designation could list the key elements that need protection (see LUC's landscape value assessments), rather than being prohibitive of any development the falls within sensitive landscapes.

Next Steps

73. The policy recommendations will be incorporated into the emerging Preferred Options version of the local plan.
74. The other study assessments will be used by the Central Lancashire authorities

alongside other pieces of evidence to undertake the sieving process required to select proposed site allocations and develop proposed policies and spatial strategy.

Equality and diversity

1. Not applicable

Risk

There are no risks associated with this report the report is for information.

Comments of the Statutory Finance Officer

2. There are no direct financial implications of this report.

Comments of the Monitoring Officer

3. The report is for consideration and discussion by Members – in particular it is for Members to consider the four recommendations at the end of the report. Clearly the final position we arrive at needs to be capable of being defended in the context of national legislation and guidance.

Appendices

Appendix One Open Land Designations Study Green Belt Assessment LUC

Appendix Two Open Land Designations Study Landscape Assessment LUC

Appendix Three Central Lancashire Green Belt and Other Open Land Designations Review

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Open Land Designations Study

Green Belt Assessment

Preston City Council, South Ribble Borough Council and Chorley Council

Final report

Prepared by LUC

October 2022

Version	Status	Prepared	Checked	Approved	Date
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Open Land Designations Study

Contents

Contents

Chapter 1	5
Introduction	
The Central Lancashire Local Plan	5
Study aims and scope	7
Method statement consultation	10
Report authors	12
Report structure	12
Chapter 2	14
Study Context	
Green Belt context	14
Safeguarded land	35
Open countryside policy	38
Chapter 3	44
Green Belt Assessment Methodology	
Assessment approach	44
Green Belt openness and appropriate development	51
Relationship between built-up areas and open land (Distinction)	56
Spatial variations in Green Belt function	59
Green Belt Purpose 1 definitions and strategic assessment criteria	60
Green Belt Purpose 2 definitions and strategic assessment criteria	63
Green Belt Purpose 3 definitions and strategic assessment criteria	67
Green Belt Purpose 4 definitions and strategic assessment criteria	69
Green Belt Purpose 5 definitions and assessment criteria	71
Sources of evidence	76
Open Land Designations Study	3

Contents

Chapter 4 **77**
Assessment Findings

Assessment outputs 77

Summary of findings 78

Chapter 5 **102**
Next Steps

Appendix A **103**
Parcel Assessment Outputs

References **104**

Table of Figures

Figure 1.1: Open land policy areas 9

Figure 3.1: Area of study for Green Belt Assessment 48

Figure 3.2: Absolute constraints 49

Figure 4.1: Parcels 88

Figure 4.2: Purpose 1 ratings 92

Figure 4.3: Purpose 2 ratings 93

Figure 4.4: Purpose 3 ratings 94

Figure 4.5: Purpose 4 ratings 95

Figure 4.6: Combined contribution 98

Chapter 1

Introduction

1.1 LUC was commissioned by the three Central Lancashire local authorities (Preston City Council, South Ribble Borough Council and Chorley Council) to undertake strategic assessments of how land in the area:

- contributes to the Green Belt purposes as defined in paragraph 138 of the National Planning Policy Framework (NPPF);
- demonstrates valued landscape characteristics (including the identification of any areas where landscape quality can be considered of ‘above ordinary’ value);
- provides landscape settings which are important to the character of settlements; and
- maintains gaps between settlements in the Preston City Council area that are not designated as part of its Open Countryside (policy EN1) area.

1.2 This document presents LUC’s methodology and outputs for the strategic assessment of contribution to the Green Belt purposes. A separate report presents the methodology and findings for the other assessment elements [\[see reference 1\]](#).

The Central Lancashire Local Plan

1.3 Central Lancashire covers the geographical areas of Preston, Chorley and South Ribble, which together function as one integrated local economy, housing market and commuting area.

1.4 The three local planning authorities have a long history of working together to plan for the area’s growth needs. In 2012, the three Authorities published a Joint Core Strategy designed to inform the strategic direction of each Council’s

Chapter 1 Introduction

more detailed Local Plans, all three of which were adopted two years later in 2015.

1.5 A review of the adopted Joint Core Strategy and separate Local Plans began in 2018 and a decision was made to start work on the preparation of a new Joint Central Lancashire Local Plan. The new Central Lancashire Local Plan will update the strategic policy objectives in the adopted Core Strategy and consolidate and update the more detailed non-strategic policies in the adopted Local Plans. Local Plan policies of particular relevance to this work are mapped on **Figure 1.1**. These include:

- Preston Local Plan policies:
 - GB1 – Green Belt.
 - EN1 – Development in the Open Countryside.
 - EN4 – Areas of Separation.
 - EN5 – Areas of Major Open Space.
- South Ribble Local Plan policies:
 - G1 – Green Belt.
 - G3 – Safeguarded Land for Future Development.
 - G4 – Protected Open Land.
 - G5 – Areas of Separation.
- Chorley Local Plan policies:
 - BNE2 – Development in the Area of Other Open Countryside.
 - BNE3 – Areas of Safeguarded Land for Future Development Needs.
 - BNE4 – Areas of Separation.

1.6 This study will form a key part of the growing evidence base for the new Central Lancashire Local Plan.

Study aims and scope

1.7 This element of the study provides a proportionate, objective, transparent, comprehensive and consistent assessment of the strategic role and function of Central Lancashire's Green Belt.

1.8 The assessment of strategic *contribution* has identified broad variations in the role of land in relation to each of the NPPF Green Belt purposes, as defined in the NPPF, defining parcels of land with ratings and supporting text. NPPF policy and the associated Green Belt purposes are outlined in more detail in **Chapter 2**.

1.9 Legal case law, as established in *Calverton Parish Council v Greater Nottingham Councils & others (2015)* indicates that planning judgments setting out the 'exceptional circumstances' for the amendment of Green Belt boundaries require consideration of the '*nature and extent of harm*' to the Green Belt and '*the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent*'. As a strategic assessment of contribution to the Green Belt purposes, this study has not considered the impact of the release of specific sites of Green Belt land on the Green Belt purposes, or recommended any areas of land for potential release.

1.10 However, it is recognised that an understanding of the key components of the consideration of harm to the Green Belt purposes, within different locations within Central Lancashire's existing Green Belt land, will be useful to inform the preparation of the Joint Local Plan. To this end, the study identifies the key characteristics and features in each strategic parcel likely to influence Green Belt harm, and in so doing points towards any locations within each parcel where harm to the Green Belt purposes might be minimised.

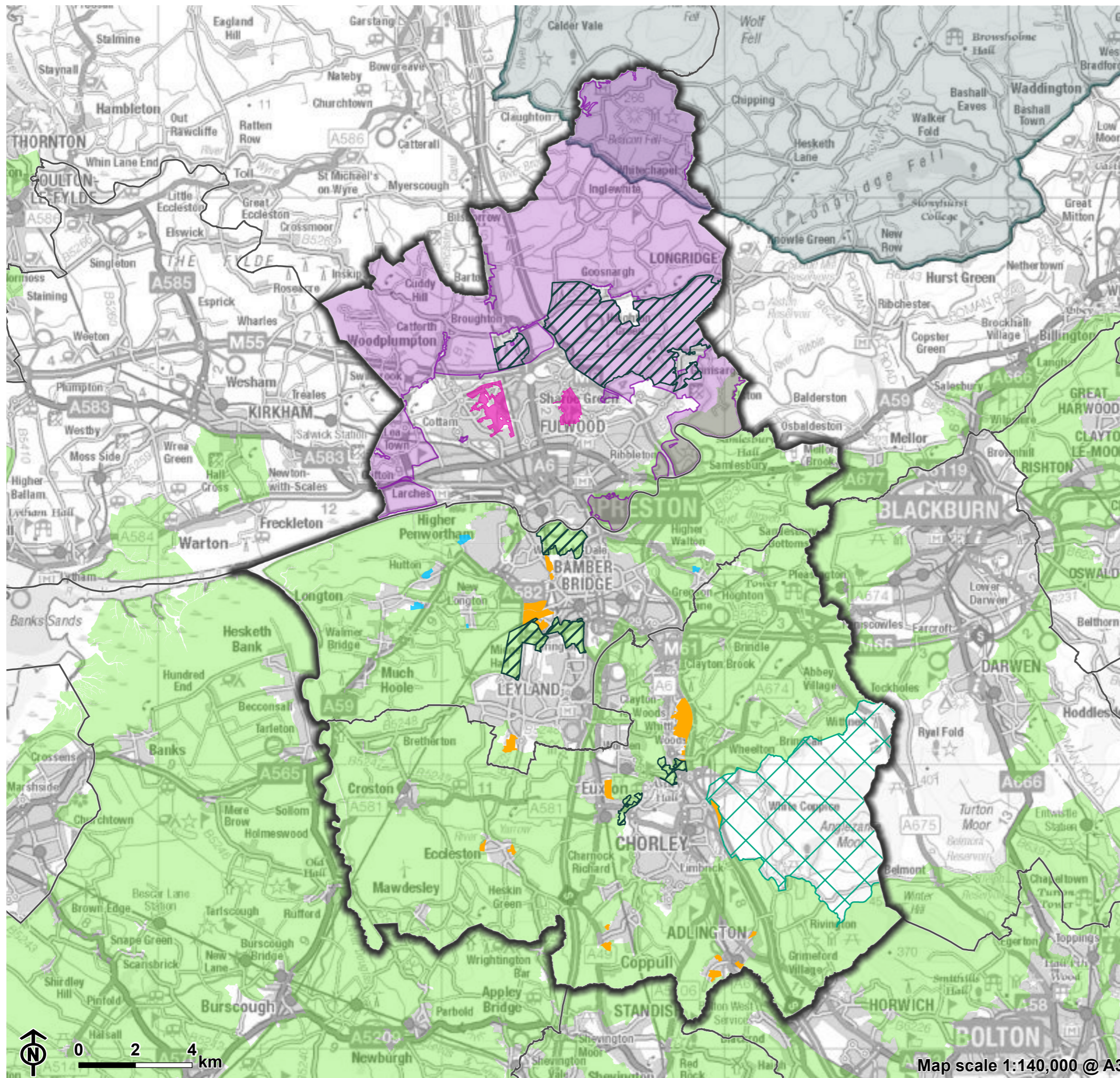
1.11 The key distinction between the concepts of *contribution* to the Green Belt purposes and *harm* to those purposes relates to the impact that release of land would have on the integrity of remaining Green Belt land. An assessment of

Chapter 1 Introduction

'*contribution*' considers the role that land plays now, whereas an assessment of '*harm*' considers how the loss of contribution of released land, together with any weakening of the remaining Green Belt, would combine to diminish the strength of the Green Belt. In the development of a preferred spatial strategy, relative harm to Green Belt of releasing specific site options will need to be weighed against benefits and the availability of any other reasonable alternatives.

1.12 In addition to assessing land that is currently defined as Green Belt, the study has assessed areas that are subject to similarly restrictive local designations – namely Preston's EN1 ('Development in the Open Countryside'), South Ribble's G4 ('Protected Open Land'), Chorley's BNE2 ('Development in the Area of Other Open Countryside) and the policies defining land safeguarded for future development needs (G3 and BNE3). This analysis will inform any decisions regarding any potential recommended changes to the current Green Belt extent. There was no assessment of Preston's EN5 policy area ('Areas of Major Open Space'), as this is entirely contained within the built-up area of Preston and so has little potential for consideration as new Green Belt, and no separate consideration of G5 and BNE4 ('Areas of Separation', in South Ribble and Chorley respectively) as these are both defined as Green Belt as well.

Figure 1.1: Open Land Policy Areas



- Central Lancashire boundary
- Local Authority boundary
- Area of Outstanding Natural Beauty (EN6)
- Open Land Policy Areas**
- Green Belt (GB1, G1)
- Areas of Major Open Space
- Areas of Separation (BNE4, EN4, G5)
- Area of Other Open Land (BNE2)
- Open Countryside (EN1)
- Safeguarded land (BNE3, G3)
- Protected Open Land (G4)

Map scale 1:140,000 @ A3

Method statement consultation

1.13 Local Planning Authorities have a duty to cooperate [see reference 2] with neighbouring authorities, and with other prescribed bodies, on strategic matters that cross administrative boundaries. Paragraph 20 of the NPPF sets out the strategic topics for which Local Plan strategic policies should be prepared, including population and economic growth and associated development and infrastructure and facilities, climate change and the conservation and enhancement of the natural, built and historic environment. All these topics either have a direct or indirect link to land designated as Green Belt or other local countryside designations. Consequently, a method statement was prepared for consultation with the stakeholders with whom the Authorities have a duty to cooperate. These included:

- Historic England.
- Natural England.
- Environment Agency.
- Relevant neighbouring local planning authorities (that is those adjoining the administrative boundaries of Central Lancashire) including Lancashire County Council, Greater Manchester Combined Authority, Blackburn with Darwen Borough Council, Fylde Council, West Lancashire Borough Council, and Wyre Council.

1.14 The method statement consultation gave an opportunity for the Councils' duty to cooperate partners to review and comment on the proposed approach to the study, prior to the assessment being undertaken. Discounting the comments which did not raise any issues relating to the proposed methodology – which included comments from both Historic England and Natural England – there were three key points raised:

- From Fylde Council: *“There is a clear disparity in the amount of designated Green Belt land between the north and south of Preston. This has and could further push the focus for development disproportionately to areas north of Preston due to the Green Belt that is also present in Chorley. The*

Chapter 1 Introduction

long-term impacts of this need to be carefully considered, especially in terms of sustainability.”

- LUC response: this disparity is recognised and is the reason for the methodological approach of including land to the north of Preston (in Open Countryside policy area EN1) in the assessment of land against the Green Belt purposes, even though it is not designated as Green Belt. Evidence as to how this land would contribute to the Green Belt purposes, if it were to be designated, will help to determine potential policy options for the new Central Lancashire Plan.
- From Fylde Council: *“It is well recognised that Green Belt land can have a positive effect on climate change, landscape and biodiversity, access and recreation, health and wellbeing, food and agriculture (not inclusive). These aspects need to be considered thoroughly when assessing the contribution of the Green Belt and the harm that would result from releasing Green Belt land. Reference to essential elements such as health and wellbeing and climate change are limited within the document.”*
- LUC response: although the listed aspects are benefits of Green Belt land that does not mean that non-Green Belt land cannot also deliver such benefits (although clearly the potential benefits could be significantly less in urban areas). LUC’s strategic assessment is focused on the Green Belt purposes as defined in the NPPF, as it is these rather than any secondary benefits that may be derived from Green Belt land that are the start point in the consideration of any potential changes to the designated area. However, if any future consideration is given the potential release of Green Belt land for development purposes, the impacts of this on landscape, biodiversity, recreation and other sustainability considerations will be important factors for the Council to consider. This evidence would then need to be considered in presenting a case for ‘exceptional circumstances’ for any specific proposed release of Green Belt land. Alongside this, the NPPF requires any case for Green Belt release to consider the potential for compensatory improvements to retained Green Belt land.
- From Wigan Council: *“We have no specific concerns with the proposed methodology as LUC have delivered similar studies on Green Belt and landscape for Greater Manchester in support of the Places for Everyone plan which followed similar methodologies. We assume that going forward*

Chapter 1 Introduction

LUC will make use of the GM studies in identifying any potential cross boundary issues.”

- LUC response: when assessing strategic contribution to the Green Belt purposes and the potential harm of release of Green Belt land the study will consider the role of urban and open land in neighbouring authority areas as well as in Central Lancashire. In doing this the assessment will make use of LUC’s Greater Manchester Green Belt studies where applicable.

1.15 No changes to the draft methodology were required in response to the above comments.

Report authors

1.16 This report has been prepared by LUC on behalf of the Central Lancashire Authorities. LUC has completed Green Belt studies at a range of scales for over 50 English Local Planning Authorities in the past ten years. This includes Green Belt studies for the neighbouring authorities of Blackburn and Darwen and the Greater Manchester Combined Authority (including Bolton and Wigan).

Report structure

1.17 The remainder of this report is structured as follows:

- **Chapter 2** sets out the context for the study, including relevant planning policy in each of the Central Lancashire authority areas.
- **Chapter 3** sets out the methodology for the strategic assessment of Green Belt.
- **Chapter 4** summarises the findings of the assessment.

Chapter 1 Introduction

- **Chapter 5** summarises the next steps in the assessment and reporting process, and how the proposed evidence will be used to inform the new Central Lancashire Local Plan.
- **Appendix A** details the parcel-level assessment outputs.

Chapter 2

Study Context

2.1 This chapter sets out the context for the Green Belt element of the Central Lancashire Open Land Designations Study, including relevant planning policy in each of the Central Lancashire authority areas.

2.2 The study has assessed land subject to a number of different open land designations other than Green Belt. This is because, in order to inform decisions regarding suitable policies for the new Central Lancashire Plan, it is necessary to consider whether land beyond the currently designated area might make at least as strong a contribution as some current Green Belt land, were it to be designated.

2.3 National, regional and local policies are considered under the following subheadings:

- Green Belt;
- Safeguarded land;
- Open countryside.

Green Belt context

Origins and evolution of the Lancashire Green Belt

2.4 In 1955 the Government established (through Circular 42/55) the first clear policy on the need for Green Belts in areas outside of London, but it was the North East Lancashire Structure Plan, adopted in 1979, which was the first

Chapter 2 Study Context

planning document to designate Green Belt land within Central Lancashire. The original extent of the Lancashire Green Belt was established "...between Blackburn and Rishton/Oswaldtwistle, Rishton and Great Harwood, Rishton and Clayton-le-Moors, Clayton-le-Moors and Church, Clayton-le-Moors and Great Harwood, Great Harwood/Accrington and Padiham/Burnley" [see reference 3]. The Structure Plan of 1979 identified the main role of the Green Belt as being to protect settlements from coalescing preventing a loss of identity.

2.5 The detailed boundaries of this original general extent were then refined through subsequent iterations of the Lancashire Structure Plans in the 1980's ending in the adoption of Policy 17 in the 1989 Lancashire Structure Plan which dictated that "...the detailed boundaries of Green Belts will be defined in Local Plans" [see reference 4]. Consequently, the full extent of the Green Belt within the three Central Lancashire authorities has been defined and amended through the 1990s and 2000s. The three Central Lancashire authorities have not undertaken detailed Green Belt reviews. The current extent of the Green Belt within Central Lancashire (illustrated on **Figure 1.1**) stands at roughly 22840 hectares (7.8% of Chorley: 14,560ha; 4.6% of Preston: 660ha and 67.4% of South Ribble: 7,620ha) [see reference 5]. Further details on the policies within the three authorities' adopted Local Plans can be found below.

2.6 The Green Belt land at the southern edge of Chorley is contiguous with the Greater Manchester Green Belt, the origins and evolution of which is described below.

Origins and evolution of the Greater Manchester Green Belt

2.7 From the original Governmental statement published in 1955, there was uncertainty over the exact extent of the areas to be defined as Green Belt within areas such as Greater Manchester. This was due to the rapid economic expansion and rapid rate of house building which was seen in the 1960's [see reference 6]. Population projections for the end of the century during the 1960's were not realised given the later dramatic drop in birth rates and outward

Chapter 2 Study Context

migration in the Greater Manchester area. Continued requirements for large tracts of building land, which were unquantifiable given the uncertainty of future growth levels, meant the size of areas to be included in the Green Belt were not clear.

2.8 Further difficulty deciding on an appropriate approach for the Green Belt arose with the evolution of the planning system in England towards the new Development Plan system under the Planning Acts of 1947 and 1962, as well as the re-organisation of local government. This latter change resulted in the creation of the Greater Manchester Council (GMC) and 10 metropolitan district councils in the north west in 1974 [see reference 7].

2.9 A 'patchwork-quilt' of Green Belt policies were inherited by the new authorities; for example the stretch of Green Belt which is in the vicinity of Manchester Airport had been established as part of an amendment to the Cheshire County Development Plan [see reference 8] which considered the Green Belt in the north of the County. As such there was a need to rationalise and bring about consistency in the approach to Green Belt.

2.10 The broad extent of the Green Belt in Greater Manchester appeared in draft in the 1978 Greater Manchester Structure Plan which was approved by the Secretary of State in 1981. Detailed boundaries were introduced in the Greater Manchester Green Belt Local Plan adopted in 1984 in the form of the Proposals Map. Since that time and following the GMC's abolition in 1986 [see reference 9] these boundaries have been carried forward and, in some cases, amended through individual Local Plans, Unitary Development Plans and the Core Strategies for each of the ten GM districts.

2.11 One of the aims which emerged in the preparation of the GM Structure Plan was the regeneration of the older urban parts of the conurbation at Manchester and Salford in particular [see reference 10]. This was in addition to the more 'traditional' Green Belt roles of separating urban areas from each other and preventing further suburbanisation of countryside surrounding these areas. The primary purposes of the Greater Manchester Green Belt, were set

Chapter 2 Study Context

out in Policy OL1 of The Greater Manchester Green Belt Local Plan Written Statement and were in line with policy at a national level [\[see reference 11\]](#):

- To check further growth of a built-up area.
- To prevent neighbouring towns from merging.
- To preserve the special character of a town.

2.12 The purposes were in support of the four main themes of the 1981 GM Structure Plan [\[see reference 12\]](#):

- An emphasis upon urban concentration.
- An attempt to redirect development more towards the central core of the conurbation.
- The maintenance of the regional centre, a theme which is linked to the regeneration of Manchester's and Salford's inner areas.
- Resource conservation and amenity.

2.13 The Inspector's report on the Greater Manchester Green Belt Local Plan clarified that the Green Belt is one of the policies which can play a major contribution towards implementing these four themes. The Inspector identified that it would be appropriate to adopt an approach which established a buffer of open land between the inner edge of the Green Belt and the built-up area in some areas. In other areas, it would be appropriate to draw boundaries which were tightly defined around existing edges of built-up areas, particularly to prevent the merging of established settlements as supported by the advice of "The Green Belts" booklet. It was hoped that this approach would act as a severe restraint to development, thereby redirecting development towards more urban areas and serving the theme of urban concentration. In these situations the Inspector concluded that the land must fulfil one or more of the three identified primary purposes of Green Belt [\[see reference 13\]](#).

2.14 The 1981 GM Structure Plan, 1984 GM Green Belt Local Plan and the reviewed and superseded 1986 version of the GM Structure Plan specifically through Policy OL1 identified 26 "general areas" within the Green Belt. Since

Chapter 2 Study Context

1984, alterations to the Green Belt have occurred through individual Local Authority development plans where:

- exceptional circumstances have required amendments (such as the requirement to accommodate the expansion of Manchester Airport);
- additional land has been added to the Green Belt through Local Plans in the 1980's (which was envisaged in the 1984 Plan).

National Green Belt policy

Before the publication of the National Planning Policy Framework (2012)

2.15 The essential characteristic of Green Belts as permanent, with boundaries only to be amended in exceptional circumstances, was established in 1984 through Government Circular 14/84.

2.16 In January 1988 PPG (Planning Policy Guidance Note) 2, Green Belts (subsequently replaced in 1995 and further amended in 2001) explicitly extended the original purposes of the Green Belt to add:

- to safeguard the surrounding countryside from further encroachment; and
- to assist in urban regeneration (subsequently replaced in 1995 and further amended in 2001).

2.17 PPG2 also formally emphasised the need for Local Planning Authorities to use Green Belt policy to promote sustainable patterns of development.

2.18 In 2012, the Government replaced PPG2 with Chapter 13 of a new National Planning Policy Framework (NPPF). This has since been periodically edited with the latest version being adopted in 2019 [see reference 14] and supplemented by relevant National Planning Policy Guidance (NPPG).

National Planning Policy Framework (2021)

2.19 Government policy on the Green Belt is set out in Chapter 13 of the adopted National Planning Policy Framework (NPPF) Protecting Green Belt Land. Paragraph 137 of the NPPF indicates that the government attaches “great importance” to Green Belts and states “*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*”.

2.20 This is elaborated in NPPF paragraph 138, which states that Green Belts serve five purposes, as set out below.

The purposes of Green Belt

- 1) To check the unrestricted sprawl of large built-up areas.
- 2) To prevent neighbouring towns merging into one another.
- 3) To assist in safeguarding the countryside from encroachment.
- 4) To preserve the setting and special character of historic towns.
- 5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.21 The NPPF emphasises in paragraphs 139 and 140 that local planning authorities should establish and, if justified, only alter Green Belt boundaries through the preparation of their Local Plans. It goes on to state that “*once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or*

Chapter 2 Study Context

updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries having regard to their intended permanence in the long term, so they can endure beyond the plan period.”

2.22 When defining Green Belt boundaries NPPF paragraph 143 states local planning authorities should:

- demonstrate consistency with Local Plan strategy, most notably achieving sustainable development;
- not include land which it is unnecessary to keep permanently open;
- safeguard enough non-Green Belt land to meet development needs beyond the plan period;
- demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

2.23 Current planning guidance makes it clear that the Green Belt is a strategic planning policy constraint designed primarily to prevent the spread of built development and the coalescence of urban areas. The NPPF goes on to state *“local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land”* (paragraph 145).

2.24 It is important to note, however, that these positive roles should be sought for the Green Belt once designated. The lack of a positive role, or the poor condition of Green Belt land, does not necessarily undermine its fundamental role to prevent urban sprawl by keeping land permanently open. Openness is not synonymous with landscape character or quality.

2.25 Paragraph 147 and 148 state that *“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very*

Chapter 2 Study Context

special circumstances... ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

2.26 New buildings are inappropriate in the Green Belt. There are exceptions to this which are set out in two closed lists. The first is in paragraph 149 which sets out the following exceptions:

- *“buildings for agriculture and forestry;*
- *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages;*
- *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - *not have a greater impact on the openness of the Green Belt than the existing development, or*
 - *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”*

Chapter 2 Study Context

2.27 Paragraph 150 sets out other forms of development that are not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within Green Belt. These are:

- *“mineral extraction;*
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- *material changes in the use of land (such as changes of use for outdoor sport or recreation or for cemeteries or burial grounds); and*
- *development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.”*

2.28 Finally, paragraph 139 states Green Belts should only be established in exceptional circumstances... and in proposing new Green Belt, local planning authorities must:

- demonstrate why alternative policies would not be adequate;
- set out the major change in circumstances the make the designation necessary;
- communicate the consequences for sustainable development; and,
- highlight the consistency of the new designation with neighbouring plan areas and the other objectives of the NPPF.

Green Belt Planning Practice Guidance

2.29 The NPPF's Green Belt policies are supplemented by National Planning Practice Guidance (NPPG). The guidance sets out some of the factors that should be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are

Chapter 2 Study Context

not presented as an exhaustive list, but rather a summary of some common considerations borne out by specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects [see reference 15]. Other circumstances which have the potential to affect judgements on the impact of development on openness include:

- the duration of development and its remediability to the original or to an equivalent (or improved) state of, openness; and
- the degree of activity likely to be generated by development, such as traffic generation.

2.30 The guidance also elaborates on paragraph 142 of the NPPF which requires local planning authorities to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The guidance endorses the preparation of supporting landscape, biodiversity or recreational need evidence to identify appropriate compensatory improvements, including:

- *“new or enhanced green infrastructure;*
- *woodland planting;*
- *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
- *improvements to biodiversity, habitat connectivity and natural capital;*
- *new or enhanced walking and cycle routes; and*
- *improved access to new, enhanced or existing recreational and playing field provision.”*

2.31 Finally, the guidance offers some suggested considerations for securing the delivery of identified compensatory improvements – the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance through

Chapter 2 Study Context

planning conditions, section 106 obligations and/or the Community Infrastructure Levy.

Planning Advisory Service Guidance

2.32 Neither the NPPF or NPPG provide guidance on how to undertake Green Belt assessments. However, the Planning Advisory Service (PAS) published an advice note [see reference 16](2015) that discusses some of the key issues associated with assessing the Green Belt. Reference to the PAS guidance is included in the Methodology section in Chapter 4 where relevant.

Local Green Belt policy

Central Lancashire Core Strategy (2012) [see reference 17]

2.33 The adopted Core Strategy does not have a specific Green Belt policy, but contains, at Paragraph 10.13, text that explains the role of the Green Belt:

The Green Belt helps ensure that settlements do not coalesce. No changes are anticipated to the strategic extent of the Green Belt within Central Lancashire. There is a general presumption against inappropriate development in the Green Belt, and the very special circumstances needed to justify inappropriate development within it will not exist unless the harm, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations.

Preston City Local Plan (2015) [see reference 18]

2.34 The Preston Local Plan applies national Green Belt policy through Policy GB1 (note: the NPPF paragraph referred to in the policy text is paragraph 138 in the 2021 version).

Policy GB1 – Green Belt

An Area of Green Belt is shown on the policies map. Within that area national policies for development in the Green Belt will be applied.

8.2 Green Belts are areas of countryside and open land defined by local planning authorities to prevent urban sprawl by keeping land permanently open. Green Belt serves five purposes (set out in paragraph 80 of the NPPF):

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regenerations, by encouraging the recycling of derelict and other land.

8.3 The Green Belt in Preston is mainly confined to the Ribble escarpment and flood plain to the east of the City Centre. It forms part of a larger area of Green Belt south of the River Ribble, extending to Walton-le-Dale and on to Chorley and Blackburn. It was defined in the previous 2004 Preston Local Plan and the boundary has been carried forward unchanged into this plan's Policies Map.

South Ribble Borough Local Plan (2015) [see reference 19]

2.35 The South Ribble Local Plan applies national Green Belt policy through Policy G1.

Policy G1 – Green Belt

The area covered by Green Belt is shown on the Policies Map.

As set out in the NPPF, planning permission will not be given for the construction of new buildings unless there are very special circumstances.

Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in this Local Plan; or

Chapter 2 Study Context

- f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

There are a number of major developed employment sites within the Green Belt. These sites can be developed within their curtilage.

These major developed employment sites should continue to secure jobs and prosperity without further prejudicing the Green Belt. Such development is considered appropriate in the terms of the NPPF.

10.22 Within the Green Belt, planning permission will only be given for development that is compatible by maintaining its fundamental open nature. The NPPF provides guidance on the types of development appropriate in Green Belt and the circumstances in which such development might be allowed. Policy G1 includes the criteria for appropriate development in the Green Belt.

10.23 Inappropriate development in the Green Belt is that which adversely affects the openness of the land. Planning applications for an inappropriate development would not be in accordance with the objectives of this policy. It will be for the applicant to demonstrate that very special circumstances exist which clearly outweigh the harm that would be caused to the openness of the Green Belt.

10.24 Agricultural uses can be defined as cultivating the ground, including the harvesting of crops, horticulture glass houses, the rearing and management of livestock, tillage, husbandry and farming, horses, kennels and catteries.

Chapter 2 Study Context

10.25 The construction of new buildings in the Green Belt is strictly limited. Such proposals will be considered on their merits having regard to the requirements of the NPPF and Policy G1.

10.26 In principle, the Council will approve extensions or alterations to existing dwellings provided that the end results are not disproportionate additions over and above the size of the original building.

10.27 The replacement of an existing dwelling may be acceptable provided that the new dwelling is not materially larger than the dwelling it replaces. Equally, changes of use of existing buildings of permanent and substantial construction will be permissible provided that the encroachment of urban uses beyond the existing boundary of the site into the surrounding countryside can be avoided. Further guidance on extensions and replacement dwellings is contained in the Rural Development SPD.

10.28 Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order.

Chorley Local Plan (2015) [see reference 20]

2.36 The Chorley Local Plan does not have a specific Green Belt policy, but there are a number of references in other policies to the constraint provided by national Green Belt policy.

Local Green Belt studies

2.37 Chorley Council, Preston City Council and South Ribble Borough Council have not published reviews of their Green Belt land, but a number of Green Belt studies have been completed in neighbouring local authority areas and a summary of these is provided below.

Blackburn with Darwen Green Belt Assessment (2019) [see reference 21]

2.38 LUC prepared a two staged assessment of the Borough's Green Belt land in 2019. Stage 1 assessed the whole of the Green Belt in Blackburn with Darwen in terms of its contribution to the five purposes of the Green Belt set out in the NPPF. The Stage 2 study involved a more focussed assessment of the potential harm to the Green Belt purposes of releasing Green Belt land within Blackburn with Darwen to facilitate the expansion of inset settlements. The Study informed the Borough's Local Plan Review.

2.39 Both stages are based on national Green Belt Policy, specifically the Green Belt purposes. In assessing Green Belt purpose 1, Blackburn, Darwen and the Greater Manchester conurbation, including Bolton, Egerton and Horwich to the south of the Borough were defined as the 'large built-up area'. In assessing purpose 2, Blackburn, Darwen, Greater Manchester, including Bolton, Egerton and Horwich to the south of the Borough and Preston, including the merged settlements to the south as far as Chorley were defined as 'neighbouring towns'.

Chapter 2 Study Context

2.40 The Lancashire Landscape Character Assessment [see reference 22] identifies the County's historic cores (1100 to 1800) as a landscape character type and refers to Blackburn, Chorley, Darwen and Preston to have notable historic cores and could therefore be defined as historic towns in the study. To establish the extent and significance of the contribution of the Borough's Green Belt to the setting and special character of the Borough's historic towns it was necessary to establish if any of the historic elements of the historic settlements have a physical and/or visual relationship with the Borough's Green Belt land. No physical or visual connections were found, so all Green Belt land in the Borough was judged to make no contribution to Purpose 4.

2.41 All Green Belt land in the Borough was considered to make the same contribution to Purpose 5, as it was agreed with the Council that it is not possible to distinguish the extent to which each Green Belt parcels delivers against this purpose.

2.42 Blackburn with Darwen's Green Belt that borders Chorley and South Ribble to the west was found to generally make a moderate contribution to Purpose 1, a weak contribution to Purpose 2 and a strong contribution to Purpose 3.

Fylde Borough Council

2.43 Paragraph 7.6 of the Fylde Local Plan to 2032 states '*no strategic review of the Green Belt within Fylde has been undertaken when preparing the Local Plan*' [see reference 23].

Greater Manchester Green Belt Assessments (2016-2021) [see reference 24]

2.44 This assessment includes the neighbouring Boroughs of Bolton and Wigan.

Chapter 2 Study Context

2.45 LUC prepared a strategic Green Belt study for the 10 authorities of Greater Manchester, assessing how the Green Belt performs against the purposes set out in the NPPF. The assessment fed into the preparation of the draft Greater Manchester Spatial Framework (GMSF). The study also examined the case for extending the Green Belt in certain locations.

2.46 LUC subsequently undertook a detailed review of the potential harm of releasing land within the draft GMSF allocations from the Green Belt and exploring what enhancements could be made to remaining Green Belt.

2.47 Both studies were based on national Green Belt Policy, specifically the Green Belt purposes. In assessing Green Belt purpose 1, all settlements within the main urban area of Greater Manchester were defined as the 'large built-up area'. In assessing purpose 2, all inset settlements, i.e. settlements that do not lie within the Green Belt in Greater Manchester were defined as 'neighbouring towns'. In addition, Adlington was also defined as 'neighbouring town' in the immediate vicinity of Greater Manchester.

2.48 In assessing purpose 4, the definition of 'historic' reflects the region's industrial heritage and the growth of towns in the industrial revolution. The historic settlements were identified by selecting Conservation Areas that encompass a block of residential settlement and which are located within one of the settlements assessed in Purpose 2. The area of each historic settlement was defined by expanding the corresponding Conservation Area to include any pre 20th century settlement identified in the Greater Manchester Historic Landscape Characterisation (HLC) project data. It should be noted that any relatively small Conservation Areas that are not surrounded by pre 20th century settlement were not included, nor were Conservations Areas which were comprised of only historic industrial development.

2.49 The HLC project does not extend beyond Manchester, so for historic settlements beyond the Greater Manchester border, the assessment considered the presence of Conservation Areas.

Chapter 2 Study Context

2.50 This study did not include a parcel by parcel assessment of Purpose 5, as it was agreed with the Steering Group that it was not possible to distinguish the extent to which each Green Belt parcels delivers against this purpose.

2.51 The 2016 study concluded that the Greater Manchester Green Belt plays a particularly important role in retaining the identity of the regions settlements by preventing further coalescence and maintaining the openness of the countryside around and within the conurbation.

2.52 The Green Belt land directly to the north east of Bolton in Broad Areas BT_BA02, BT_BA03 and WG_BA01 were assessed as making moderate to strong contributions to the Green Belt purposes. Notably strong performing attributes included the separating role between the settlements of Adlington and Blackrod and Adlington and Standish (Purpose 2), the areas' strong agricultural and upland fringe character (Purpose 3) and providing a backdrop to historic parts of Bolton, Horwich, Standish and Wigan, contributing to their setting and special character (Purpose 4).

Ribble Valley Borough Council

2.53 Ribble Valley Borough Council published a Green Belt Background Paper in 2016 to inform the Borough's Pre-NPPF Local Development Framework [see reference 25]. The paper considered each area of land in turn in order define whether Green Belt boundaries were in need of modification. There is no recent Green Belt Review for the Council that assesses the Green Belt against the five purposes set out in the NPPF. However, the background paper acknowledges the important role the Green Belt land to the east of Mellor Brook, which partially sits within Ribble Valley Borough, in preventing the northward expansion of Blackburn and the merging of the town with Mellor to the north.

West Lancashire Green Belt Study (2011-2012)

[see reference 26]

2.54 West Lancashire prepared and published a Green Belt Study for the West Lancashire Local Plan in 2011. The study focussed on assessing the Borough's Green Belt land around the edge of the existing built-up area to determine whether or not the land met the purposes of including land within Green Belt, as set out in National Planning Policy Guidance Note 2 (PPG2).

2.55 In assessing Green Belt Purpose 1 Skelmersdale / Upholland, Ormskirk / Aughton, Burscough and Appley Bridge (partially within Greater Manchester) were defined and the Borough's large built-up areas of relevance to this Central Lancashire Study.

2.56 In assessing Purpose 2 all settlements were defined as 'neighbouring towns' with performance determined based on a combination of distance and the function of gaps between settlements. The majority of parcels were assessed as having little or no impact on the buffer gaps between settlements as the Borough is relatively sparsely populated with minimal urban concentration.

2.57 The proportion of each parcel covered by built development, the presence or lack of countryside uses and the strength of boundary features were the criteria used to assess Purpose 3.

2.58 A lack of designated historic towns in the Borough and the difficulty in assessing the impact on assets resulted in Green Belt land being considered to make a contribution to Purpose 4.

2.59 A lack of consistent evidence to indicate whether development was likely to have a positive or negative impact on regeneration priorities meant Purpose 5 was not assessed as part of the Study.

Chapter 2 Study Context

2.60 The focus of the study on the Green Belt land adjacent to the Borough's built-up areas resulted in no land immediately adjacent to the Central Lancashire authorities being rated in this study.

Wyre Green Belt Study (2016) [see reference 27]

2.61 Wyre Borough Council commissioned Urban Vision to produce a Green Belt Study for their new Local Plan in 2016. The Study assessed individual parcels of land within the Green Belt and whether they continued to meet the purposes for Green Belt set out in the NPPF and recommendations for potential changes to Green Belt boundaries to correct potential anomalies were made.

2.62 The Green Belt was initially subdivided into 29 land parcels for assessment based on overall landscape character and specific land use characteristics. The parcels were then assessed against the NPPF Green Belt purposes.

2.63 Reference was made to the Central and North Lancashire Structure Plan (1983) Policy 8 for the definition of the large built-up area (Purpose 1), neighbouring towns (Purpose 2) and historic towns (Purpose 4), referencing Fleetwood and Cleveleys and Thornton, Poulton-le-Fylde and Blackpool, to the south of Poulton-le-Fylde and north of Staining.

2.64 To assess Purpose 3, consideration was given to the types of land use to determine the split between "countryside uses" and the amount of built development within each parcel. Agricultural land, woodland and open spaces were defined as countryside uses and dwellings, commercial enterprises (including farm buildings), roads and buildings and hard courts and all-weather pitches associated with sport and recreation were defined as built development.

2.65 Purpose 5 was not assessed on the grounds that it would be difficult to get robust evidence which would indicate whether development would have a positive or a negative impact on regeneration priorities.

Chapter 2 Study Context

2.66 None of the Green Belt land in Wye lies in close proximity to the Green Belt in the Central Lancashire Authorities.

Safeguarded land

National policy

2.67 NPPF paragraph 143 details what local planning authorities should do when defining Green Belt boundaries. One of these requirements is '*where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period*'. Safeguarded land is typically, therefore, located between urban edges and Green Belt land.

Regional policy

2.68 There is no reference in the Core Strategy to safeguarding land for potential future development.

Local policy

Preston City Local Plan (2015)

2.69 The Preston Local Plan does not identify any safeguarded land.

South Ribble Council Local Plan (2015)

2.70 The South Ribble Local Plan identifies safeguarded land sites through Policy G3.

Policy G3 – Safeguarded Land for Future Development

Within the borough, land remains safeguarded and not designated for any specific purpose within the Plan period at the following locations:

- S1 South of Factory Lane and east of the West Coast Main Line
- S2 Southern area of the Major Development Site at Pickering's Farm, Penwortham
- S3 South of Coote Lane, Chain House Lane, Farington
- S4 Land off Church Lane, Farington
- S5 Land off Emnie Lane, Leyland

Existing uses will for the most part remain undisturbed during the Plan period or until the Plan is reviewed. Planning permission will not be granted for development which would prejudice potential longer term, comprehensive development of the land.

10.35 Identified Safeguarded Land will remain in its existing use for the foreseeable future and beyond the life of this Plan. It is intended to be kept free from new physical development and to be kept open at least during the Plan period or until the Plan is reviewed.

Chapter 2 Study Context

10.36 The presumption against built development on these sites will assist in directing development towards those areas allocated for development and also ensuring the permanence of the Green Belt. Whilst remaining open, however, such land can accommodate a variety of activities. Types of development which would be allowed on these sites are the same as those which would be generally acceptable in the Green Belt. No development which would prejudice later comprehensive development will be permitted. However, some appropriate minor residential development adjacent to other properties would be considered.

Chorley Local Plan (2015)

2.71 The Chorley Local Plan identifies safeguarded land sites through Policy BNE3.

Policy BNE3 – Areas of Safeguarded Land for Future Development Needs

Development other than that permissible in the countryside whether Green Belt or Area of Other Open Countryside will not be permitted on Safeguarded Land as shown on the Policies Map at:

- BNE3.1 East of M61, Chorley
- BNE3.2 Harrisons's Farm, Adlington
- BNE3.3 North of Bond's Lane, Adlington
- BNE3.4 Babylon Lane, Heath Charnock
- BNE3.5 North of Hewlett Avenue, Coppull
- BNE3.6 Blainscough Hall, Coppull

Chapter 2 Study Context

- BNE3.7 East of Tincklers Lane, Ecclestone
- BNE3.8 Between Bradley Lane, 7 Parr Lane, Ecclestone
- BNE3.9 Pear Tree Lane, Euxton
- BNE3.10 West of M61, Whittle-le-Woods
- BNE3.11 South east of Belmont Road & Abbey Grove, Adlington

7.16 In order that the Green Belt boundaries should be long lasting, land between some major settlements and the Green Belt is safeguarded for future development needs beyond the plan period. Paragraph 85 of the Framework states that planning permission for the permanent development of safeguarded land will only be granted following a Local Plan Review.

7.17 This policy identifies Areas of Safeguarded Land and outlines the restrictions on development in such areas that will be pursued over the period of the Local Plan. Development involving the extension of, an existing business for example, will need to take account of the provisions of this policy.

Open countryside policy

National policy

2.72 Aside from Green Belt openness, the NPPF only refers specifically to open space in the context of its recreational role for communities.

2.73 Paragraph 96 discusses the importance of access to open spaces for sport and physical activity. Paragraph 97 requires that '*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

Chapter 2 Study Context

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'*

2.74 Paragraphs 99-101 discuss the use of Local Green Space designations to protect valued open spaces in the same way that Green Belt land is protected, but require that:

3. *'Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services';*
4. The land in question should be *'in reasonably close proximity to the community it serves';*
5. The land is *'demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife';*
6. It is *'local in character and is not an extensive tract of land'.*

Regional policy

2.75 Although not referring specifically to open land, the Core Strategy's principal spatial growth strategy policy, Policy 1, sets out the areas in which growth is to be focused. It lists a hierarchy of the settlement areas to be expanded, list the strategic sites to be allocated, and notes that *'In other places*

Chapter 2 Study Context

- smaller villages, substantially built-up frontages and Major Developed Sites - development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.'

Local policy

Preston City Local Plan (2015)

2.76 Preston's Policy EN1 applies constraint to development in the open countryside. It is noted that its provisions make no reference to landscape value/quality, only to protecting its openness and rurality. The designation covers most of the local authority area to the north and west of the city.

Policy EN1 – Development in the Open Countryside

Development in the Open Countryside, as shown on the Policies Map, other than that permissible under policies HS4 and HS5, will be limited to:

- a) that needed for purposes of agriculture or forestry or other uses appropriate to a rural area including uses which help to diversify the rural economy;
- b) the re-use or re-habitation of existing buildings;
- c) infilling within groups of buildings in smaller rural settlements.

Chapter 2 Study Context

8.4 Most of the countryside within Preston is designated as Open Countryside, with only a small area of Green Belt confined to the escarpment and flood plain to the east of the City. Green Belt will be preserved and protected in accordance with the Framework. It is important that the Areas of Open Countryside are protected from unacceptable development which would harm its open and rural character.

8.5 Information on the re-use, replacement of and extension to buildings within the Open Countryside is contained within the Rural Development Supplementary Planning Document.

8.6 Policy AD1(b) is concerned with proposed developments within the larger villages defined on the Policies Map. Smaller settlements and clusters of buildings are not defined on the map, but are included within the open countryside designation. Proposals within these settlements will be considered against Policy EN1 and Core Strategy Policy 1(f).

South Ribble Council Local Plan (2015)

2.77 The South Ribble Local Plan applies Policy G4 to a number of relatively small areas of land adjacent to settlements that are inset from the Green Belt.

Policy G4 – Protected Open Land

10.37 The Central Lancashire Core Strategy states there will be no strategic Green Belt review during the Plan period. However the Council wishes to protect valuable open areas of land (where appropriate and shown on the Policies Map) to ensure natural breaks in the built-up areas and settlements. The following policy is to retain the openness and natural character of local areas and to protect the land from development.

Chapter 2 Study Context

Protected Open Land is shown on the Policies Map. There is a presumption against inappropriate development on Protected Open Land. Planning permission will only be permitted where:

- a) It is required for the purposes of agriculture; or
- b) Uses are appropriate to a rural area; or
- c) It involves the re-use of existing buildings.

10.38 Land on the edge of Penwortham, Longton, New Longton, Hutton and Gregson Lane is allocated as Protected Open Land as shown on the Policies Map. This land fulfils a key role in the character, appearance and openness of these settlements, and as such is worthy of protection in its own right.

10.39 The land will be protected from inappropriate development throughout the Plan period. Appropriate development would include agricultural or forestry, recreational activities and other uses appropriate within a rural area, which can be proven to maintain the open character and visual amenity of the land.

Chorley Local Plan (2015)

2.78 The Chorley Local Plan applies Policy BNE2 to a single, large area of land to the east of the town that forms part of the West Pennine Moors.

Policy BNE2 – Development in the Area of Other Open Countryside

Chapter 2 Study Context

In the Area of Open Countryside, as shown on the Policies Map, development will be permitted provided the applicant can demonstrate that:

- a) It is needed for the purpose of agriculture or forestry or other uses appropriate to a rural area;
- b) It involves the rehabilitation and re-use of existing rural buildings where their form, bulk and general design are appropriate to the character of the surrounding countryside.

7.15 Although most of the countryside within Chorley Borough is designated as Green Belt, some rural areas are not included in the Green Belt. The West Pennine Moors and the associated land to the east of the M61 are excluded from the Green Belt as it is unlikely that Chorley Town will expand and merge with other settlements in an easterly direction. It is important, however, that this area is protected from unacceptable development which would harm its open and rural character. The West Pennine Moors Management Plan (2010-2020) aims to ensure an integrated approach to the management of the area and help secure a sustainable future for this special landscape. The Central Lancashire authorities have jointly prepared a Supplementary Planning Document for Rural Development.

Chapter 3

Green Belt Assessment Methodology

3.1 This chapter sets out the methodology used to undertake the strategic Green Belt assessment element of the Central Lancashire Open Land Designations Study.

3.2 There is no defined approach set out in national planning policy or guidance as to how Green Belt studies should be undertaken. The approach that was consulted upon in this report is based on LUC's extensive experience of undertaking Green Belt studies for over 50 local authorities, several of which have been tested through Examination and found to be sound.

3.3 The relevant policy, guidance and case law that has informed the methodology is referenced where appropriate.

Assessment approach

Outputs

3.4 The assessment provides a parcel-by-parcel analysis, with each parcel assessment split into two sections:

- A strategic assessment of the contribution of the parcel to the Green Belt purposes.
- An analysis of key considerations with regard to potential harm resulting from the release of land within the parcel.

3.5 Although the study introduces the concept of Green Belt harm, that is the impact of Green Belt release on the purposes of the designation, it does not

Chapter 3 Green Belt Assessment Methodology

draw conclusions on the harm of releasing specific site options or recommend what land could be released for development. This requires both a finer-grained scale of Green Belt analysis and the consideration of a wider range of sustainability factors which the Councils will take into account in reaching a conclusion as to whether there are exceptional circumstances to justify the release of Green Belt land.

Geographical scope

3.6 The assessment covers all Green Belt land within Central Lancashire. It also considers the extent to which land subject to other open countryside designations contribute to the purposes of Green Belt, were it so designated. This includes Preston's Open Countryside (policy EN1), South Ribble's Protected Open Land (G4), Chorley's Area of Other Open Countryside (BNE2) and the safeguarded land in South Ribble and Chorley (G3 and BNE3). It excludes Preston's Areas of Major Open Space (EN5), which are wholly contained within the urban area. The study area is mapped on **Figure 3.1**. The assessment focuses on identifying strategic variations in the contribution of defined parcels of land to the five Green Belt purposes set out in the NPPF.

3.7 The following absolute constraints were agreed with the Central Lancashire authorities and are mapped on **Figure 3.2**. The assessment findings in terms of contribution to the Green Belt purposes apply only to unconstrained land within the defined parcels.

- International nature designations: Special Areas of Conservation (SAC) and Special Protection Areas (SPA);
- Sites of Special Scientific Interest (SSSI);
- National nature reserves;
- Ancient Woodland;
- Flood Zone 3b (the functional floodplain);
- Scheduled Monuments;

Chapter 3 Green Belt Assessment Methodology

- Registered Parks and Gardens;
- Open access land (CROW Act).

3.8 The assessment does not assess land in neighbouring authorities but considers how adjacent land within neighbouring authorities affects the Green Belt performance of land within Central Lancashire, and how release of existing Green Belt in Central Lancashire might harm adjacent Green Belt land in neighbouring authorities.

Main components of contribution assessment

3.9 As a strategic study, the Green Belt assessment does not include a fine-grained analysis of all variations in Green Belt performance. However, the core components both of this strategic assessment and any subsequent more detailed assessments are the same and require:

- An analysis of spatial variations in the **function** of the Green Belt, as set out in the NPPF purposes;
- Consideration of the impact of existing development on Green Belt **openness**;
- Consideration of the relationship between built-up areas and Green Belt land (degree of **distinction**). Built-up areas could include land which is inset [see reference 28] from the Green Belt, or located at its outer edge, or washed-over settlements that lack openness. This is distinct from the definition of large built-up areas (considered under Purpose 1 – see below).

3.10 In this strategic study, contribution ratings have been given using a three-point scale of significant, moderate or limited/no contribution. Ratings typically reflect the fact that most parcels contain at least some open land which does not have a strong relationship with any built-up area and therefore make a strong contribution to Purpose 3 (safeguarding the countryside from encroachment).

Main components of harm analysis

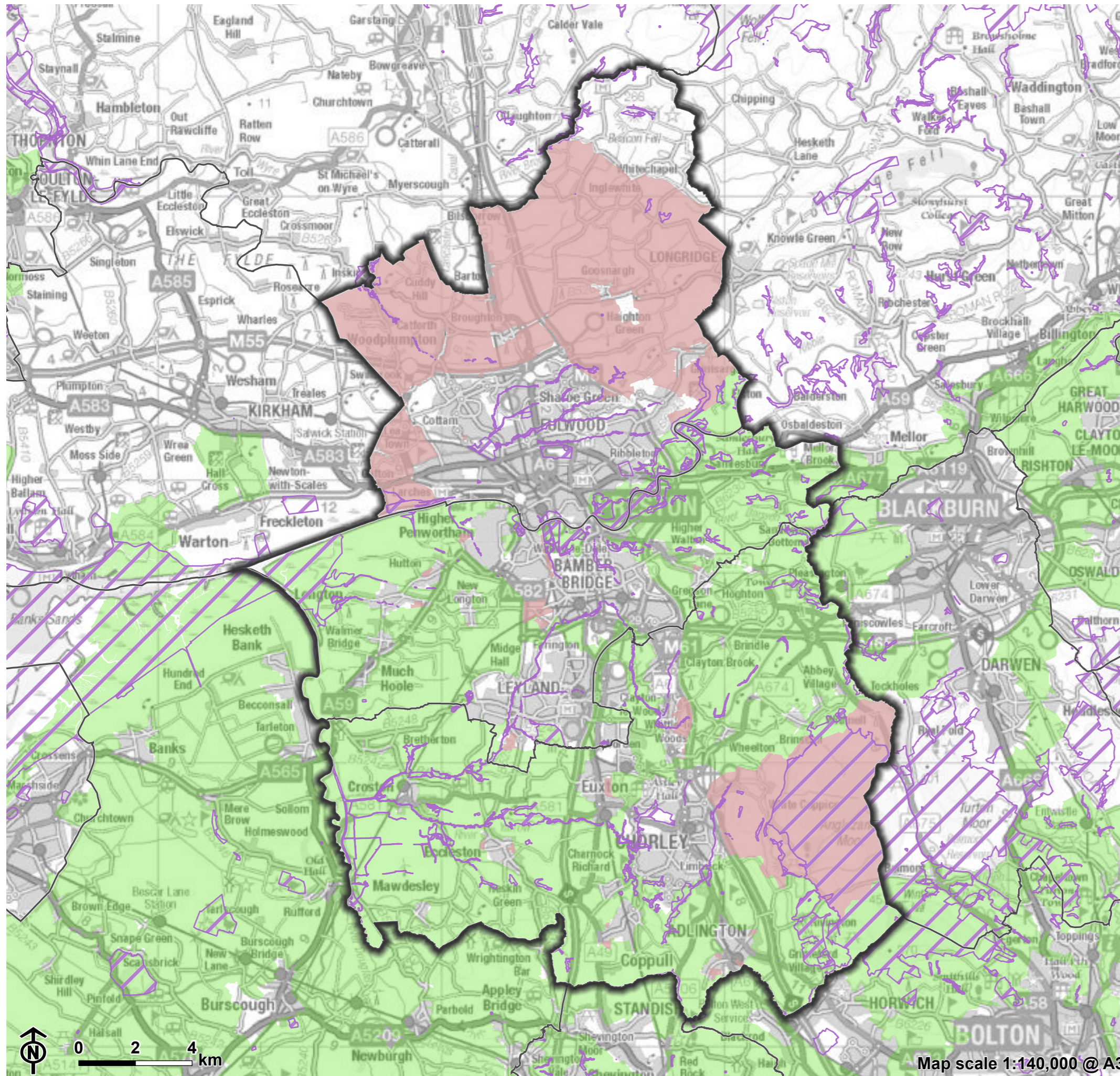
3.11 The second part of the assessment process, the consideration of potential harm resulting from the release of land, takes the analysis of contribution a step further by considering the implications of the release of land on the Green Belt purposes. Harm to the Green Belt purposes will result from the loss of contribution of land that is released, but also from any impact that release has on the contribution of the remaining Green Belt.

3.12 To provide meaningful ratings for harm to the Green Belt purposes requires a finer grain of analysis than is appropriate for a strategic study. However, the second part of each parcel assessment offers some consideration of the two principal factors that could influence the potential harm resulting from the release of land:

- The presence of areas within the parcel which, although still 'strategic' in scale (see Paragraph 3.15 below), make a weaker contribution to the Green Belt purposes than the parcel as a whole. Typically, this is because part of the parcel has a stronger relationship with the urban area (and therefore its release may be less likely to be perceived as sprawl, or encroachment on the countryside etc).
- The existence of physical features within the parcel that could form a new Green Belt boundary that would limit the impact of release on the integrity of adjacent Green Belt land.

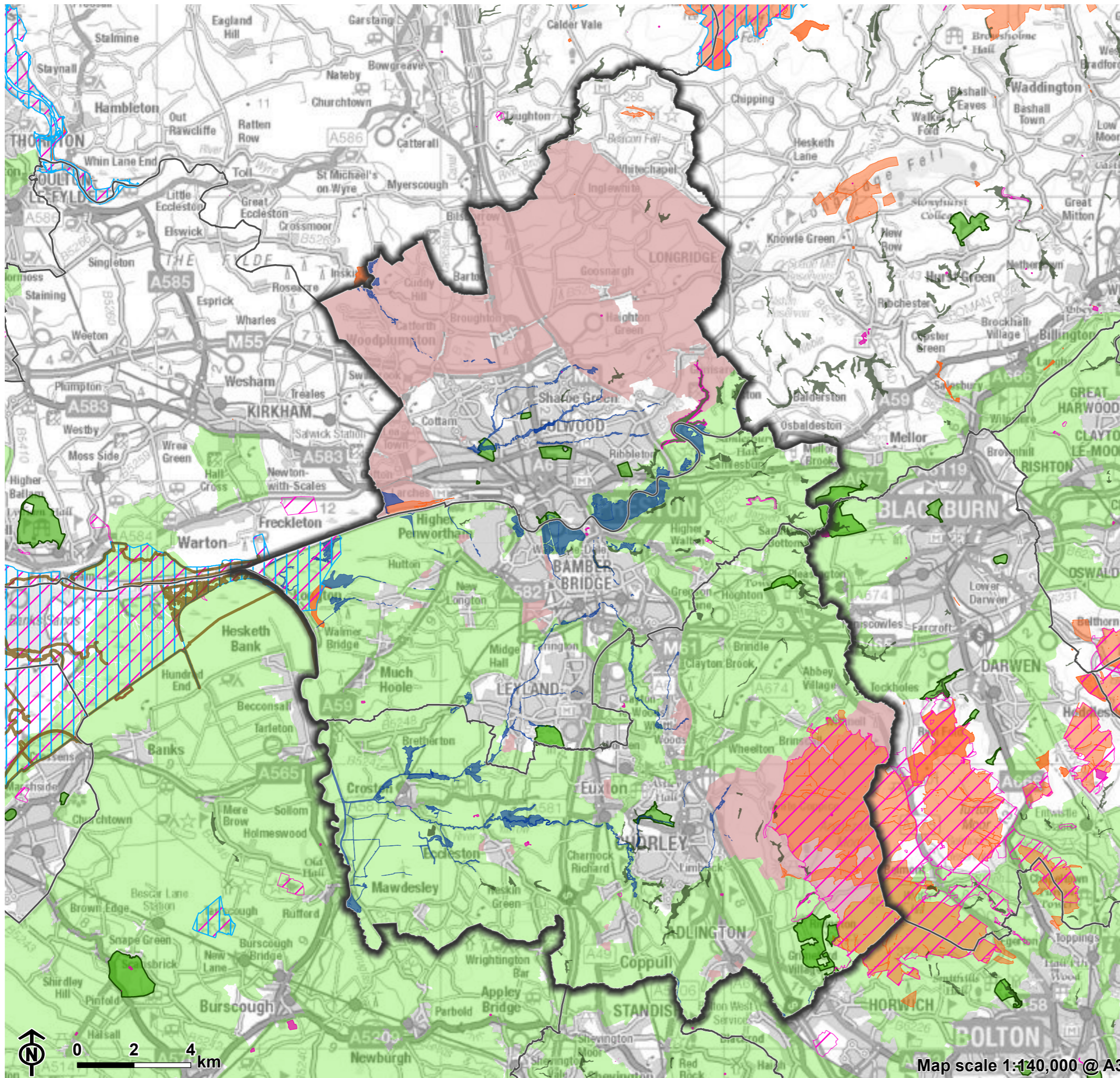
3.13 The consideration of harm makes the assumption that any release of land would represent either an expansion of an existing inset urban area, the inseting of a washed-over settlement that lacks openness, or the expansion of the latter.

Figure 3.1: Area of Study for Green Belt Assessment

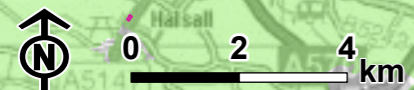


- Central Lancashire boundary
- Local Authority boundary
- Absolute constraints
- Green Belt (GB1, G1)
- Other open land designations (EN1, G3, G4, BNE2, BNE3)

Figure 3.2: Absolute Constraints



- Central Lancashire boundary
- Local Authority boundary
- Green Belt (GB1, G1)
- Other open land designations (EN1, G3, G4, BNE2, BNE3)
- National nature reserve
- Special Areas of Conservation
- Special Protection Area
- Sites of Special Scientific Interest
- Ancient woodland
- Scheduled monument
- Registered parks and gardens
- Open access land (CRoW Act)
- Flood zone 3b



Map scale 1:140,000 @ A3

The parcelling process

3.14 Parcels have not been predefined using promoted sites or existing boundaries, but have instead been the outcome of a consistent, strategic assessment process:

- In the first instance, variations in openness and in Green Belt function with regard to each NPPF purpose were identified and overlaid.
- A guideline minimum parcel size of 30ha was applied.
- A guideline maximum parcel size of 500ha was applied for areas adjacent to inset settlements and a maximum 2000ha area for land remote from inset settlements. Logical landscape elements were used, where available, to subdivide areas.

3.15 Where settlements are closely spaced or have more of a complex form, the parcels typically are relatively small, but where there is less variation in function they are larger. Although areas of variation below 30ha have not been defined as parcels, the discussion of potential harm that forms the second part of each parcel assessment considers smaller variations – both variations in contribution to the Green Belt purposes and variations in the impact of release on retained Green Belt – down to a size of 10ha. 10ha has been taken in the study as a minimum size for a release of land to be considered ‘strategic’ in scale.

3.16 The following sections consider: Green Belt openness; Green Belt function; and variations in the strength of relationship between built-up areas and open land (distinction) in more detail. The criteria defined for the assessment of strategic contribution to each of the Green Belt purposes are then set out.

3.17 The analysis process for identifying factors that have a bearing on the potential harm of releasing Green Belt land in each parcel is also discussed below.

Green Belt openness and appropriate development

3.18 The NPPF identifies openness as an ‘essential characteristic’ of Green Belts (along with their permanence) land, rather than a function or purpose.

3.19 The green box below sets out some explanation to understand the definition of openness, as arguments over this have informed case law. At this strategic scale of analysis it is typically the case that small-scale variations in openness will not be relevant, but there are some larger washed over settlements [see reference 29], or areas of development in fragile gaps between settlements, that may have more of an impact on the Green Belt’s role.

Openness

The Court of Appeal decision in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 included, at paragraph 20, reference to openness in relation to appropriate development:

“Implicit in the policy in paragraph 89 [paragraph 149 in the 2021 version] of the NPPF is a recognition that agriculture and forestry can only be carried on, and buildings for those activities will have to be constructed, in the countryside, including countryside in the Green Belt. Of course, as a matter of fact, the construction of such buildings in the Green Belt will reduce the amount of Green Belt land without built development upon it. But under NPPF policy, the physical presence of such buildings in the Green Belt is not, in itself, regarded as harmful to the openness of the Green Belt or to the purposes of including land in the Green Belt. This is not a matter of planning judgment. It is simply a matter of policy. Where the development proposed is an agricultural building, neither its status as appropriate development nor the deemed absence of harm to the openness of the

Chapter 3 Green Belt Assessment Methodology

Green Belt and to the purposes of including land in the Green Belt depends on the judgment of the decision-maker. Both are inherent in the policy.” – Neutral Citation Number: [2016] EWCA Civ 404

Samuel Smith Old Brewery (Tadcaster) and Oxton Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018) involved a challenge to a planning permission for a 6 hectare quarry extension in the Green Belt. Although paragraph 90 of the 2012 NPPF [paragraph 150 in the 2021 NPPF] states that “mineral extraction” is not “inappropriate development” in the Green Belt, it was found that the Council failed to take into account visual impacts when considering whether the proposal would “preserve the openness of the Green Belt” as required in paragraph 90 of the 2012 NPPF. Lord Justice Lindblom found that the council had limited its consideration of the effects of the proposed development on the openness of the Green Belt to spatial impact and nothing more, despite the fact that, on the council’s own assessment of the likely effects of the development on the landscape, visual impact on openness was “quite obviously” relevant to its effect on the openness of the Green Belt. This judgement was subsequently overturned in the Supreme Court (on the application of Samuel Smith Old Brewery (Tadcaster) and others) (Respondents) v North Yorkshire County Council (Appellant) [2020] UKSC 3. Contrary to Samuel Smith Old Brewery (Tadcaster) and Oxton Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018), where visual impact was found not to be an obligatory consideration when assessing Green Belt. It was found that in “a proper reading of the NPPF in its proper historic context, visual quality of landscape is not in itself an essential part of openness for which the Green Belt is protected.” “The concept of “openness” in paragraph 90 of the NPPF is a broad policy concept which is the counterpart of urban sprawl and is linked to the purposes to be served by the Green Belt. Openness is not necessarily a statement about the visual qualities of the land, nor does it imply freedom from all forms of development.”

Chapter 3 Green Belt Assessment Methodology

3.20 The above case law makes it clear that Green Belt openness therefore relates to a lack of 'inappropriate development' rather than to visual openness; thus both undeveloped land that is screened from view by landscape elements (for example tree cover) and development which is not considered 'inappropriate', are still 'open' in Green Belt terms.

Absence of urban influence and visual impact

As noted by the Inspector at the Welwyn Hatfield Borough Council Local Plan Examination (2017), openness is not concerned with the character of the landscape, but instead relates to the "absence of built development and other dominant urban influences". – Examination Document Reference EX38.

Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016) was an appeal heard in the High Court relating to a previous appeal judgement in which a refusal for planning permission in the Green Belt by East Dorset District Council was upheld. The High Court appeal was dismissed, but the judgement concluded that:

"Openness is open-textured and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case. Prominent among these will be factors relevant to how built-up the Green Belt is now and how built-up it would be if redevelopment occurs...and factors relevant to the visual impact on the aspect of openness which the Green Belt presents.

The question of visual impact is implicitly part of the concept of 'openness of the Green Belt' as a matter of the natural meaning of the language used in para. 89 of the NPPF... There is an important visual dimension to

Chapter 3 Green Belt Assessment Methodology

checking ‘the unrestricted sprawl of large built-up areas’ and the merging of neighbouring towns...openness of aspect is a characteristic quality of the countryside, and ‘safeguarding the countryside from encroachment’ includes preservation of that quality of openness. The preservation of ‘the setting ... of historic towns’ obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields.” – Neutral Citation Number: [2016] EWCA Civ 466.

3.21 The visual impact of urban influence on openness is considered as part of the assessment of Green Belt land’s relationship with urban and open land set out below. The influence of inappropriate development on spatial openness depends on the extent, scale, form, density and location of the inappropriate development. While any inappropriate development can be considered to diminish openness, a strategic study focussed on drawing out high-level strategic variations in contribution to the Green Belt purposes can only recognise the influence of notably large pockets of inappropriate development, such as large and or densely compact villages washed over by the Green Belt designation.

Appropriate development

Appropriate development within the Green Belt cannot, according to case law [[see reference 30](#)], be considered to have an urbanising influence and therefore harm Green Belt purposes. For the purposes of this study therefore, development deemed to be ‘appropriate’ within the Green Belt (as defined in the closed lists within paragraphs 149 and 150 of the NPPF) is not considered to constitute an urban land use, or an urban influence in the countryside. However, what is deemed to be appropriate development in the NPPF has to be carefully considered, as developments such as the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments are only considered appropriate as long as

Chapter 3 Green Belt Assessment Methodology

the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Caution is therefore exercised in the application of what is defined as an appropriate use. It is not possible within a strategic Green Belt study to review each form of development within the Green Belt and ascertain whether it was permitted as appropriate development or not, unless it is clear cut. For example, buildings for agriculture and forestry are deemed to be appropriate development regardless of whether they preserve openness, or conflict with Green Belt purposes in this regard. For other land uses such as outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, a considered view is taken on the extent to which the proposed land use has affected Green Belt purposes, for example by affecting openness, or encroaching on the perception of countryside i.e. the sense of distinction between the built-up area and countryside. This is of relevance to the assessment approach for all of the Green Belt purposes.

The NPPF's Green Belt policies are supplemented by additional planning practice guidance that sets out some of the factors that can be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations born out through specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects. Other circumstances which have the potential to affect judgements on the impact of development on openness include the duration of development and its remediability to the equivalent, or an improved state of, openness, and the degree of activity likely to be generated by development, such as traffic **[see reference 31]**.

Chapter 3 Green Belt Assessment Methodology

3.22 In some cases, land on the fringe of an inset settlement, outside of the Green Belt, may not currently be developed. Unless the development of such land is constrained by other factors or designations the assumption is made that it will be developed, and that it therefore cannot be considered 'open'.

Relationship between built-up areas and open land (Distinction)

3.23 Another important consideration in an assessment of Green Belts is the extent to which land can be considered to relate to a built-up area or to the wider countryside (that is the degree of 'distinction' from the built-up area). At a localised level there are areas of land that have a stronger relationship with a settlement than other areas: clearly the distance from the built-up edge is a factor here, but the nature of boundary features, landform and land use and extent of urbanising visual influence also affect this relationship.

3.24 Land that is related more strongly to urbanising development typically makes a more limited contribution to most of the Green Belt purposes, with development of it being likely to be perceived as being less significant sprawl (Purpose 1), as having less impact on narrowing the gap between towns (Purpose 2) and as having less encroachment on the countryside (Purpose 3).

3.25 The extent to which Green Belt land relates to a built-up area and to the wider countryside is influenced by:

- Boundary features;
- Landform and land cover; and
- Urbanising visual influence.

3.26 These are discussed below:

Boundary features

3.27 The location and permanence of physical boundary features can influence the contribution of the Green Belt to the Green Belt purposes. The strength of Green Belt boundaries can increase the sense of separation from the built-up area. Areas with a greater sense of separation (distinction) from the built-up area make a greater contribution to the Green Belt. The examples below provides an indication of the strength attributed to different types of boundary. Stronger boundary features are also considered to have more permanence.

Stronger boundary

Physical feature significantly restricts access and forms consistent edge.

For example:

- motorway or dual-carriageway;
- railway;
- river/floodplain;
- sharp change in landform.

Moderate boundary

Clear physical feature and relatively consistent edge, but already breached or easily crossed. For example:

- linear tree cover;
- mature, well-treed hedgerow;
- main road;
- stream;

- moderate change in landform.

Weaker boundary

No significant physical definition – edge may be blurred. For example:

- regular garden/building boundaries or hedgerows;
- estate/access road;
- some development crosses boundary.

3.28 The cumulative impact of multiple minor boundary features can be equally significant as a single strong boundary feature.

Landform and landcover

3.29 Landform and land cover may serve as boundary features, as indicated in the examples above, but this may extend into a broader feature which creates greater distinction between the built-up area or countryside, for example a woodland, lake or valley. Areas with a greater distinction from the built-up area make a greater contribution to the Green Belt.

Urbanising visual influence

3.30 As noted previously, the absence of visual openness does not diminish openness in Green Belt terms; however, it is accepted that there is a visual dimension to the perception of openness that can have a bearing on the distinction between built-up areas and countryside.

3.31 Dominant views of a built-up area, or dominant views of the open countryside can influence the perception of whether Green Belt is considered

Chapter 3 Green Belt Assessment Methodology

part of the built-up area or open countryside. The presence of 'urbanising development' within the Green Belt can also increase the relationship between Green Belt and a nearby inset settlement.

3.32 Caution is used when considering views, recognising that seasonal variations and boundary maintenance regimes can have a significant impact. The scenic quality of views is not relevant to Green Belt assessments.

Spatial variations in Green Belt function

3.33 Each Green Belt purpose targets a different aspect of the relationship between built-up areas and Green Belt land. The applicability of each of the Green Belt purposes to any given area of land depends on the nature of the built-up areas with which that land is associated.

3.34 For Purpose 1, checking the unrestricted sprawl of the large, built-up areas, it is necessary to define which settlements are 'large, built-up areas'. For Purpose 2, preventing neighbouring towns merging, 'towns' have been defined. For Purpose 3, assisting in safeguarding the countryside from encroachment, 'countryside' has been defined, and for Purpose 4 settlements that constitute 'historic towns' to which the Green Belt could contribute to their 'setting and special character' have been named. These important policy terms are defined below alongside the definition of the assessment criteria for each Green Belt Purpose.

Green Belt Purpose 1 definitions and strategic assessment criteria

Purpose 1 definitions

3.35 Green Belt Purpose 1 aims “to check the unrestricted sprawl of large built-up areas”. It is possible to argue that all land within the Green Belt prevents the unrestricted sprawl of large built-up areas, because that is its principal purpose as a strategic planning designation. However, the study requires the definition of variations in the extent to which land performs this purpose. This requires an area-based assessment against this strategic purpose.

3.36 For the purpose of this study, it is necessary to define what constitutes a ‘large built-up area’ within and in close proximity to the Central Lancashire authorities, and what is meant by the term ‘sprawl’.

3.37 There is no definition provided in the NPPF for a large built-up area. Green Belt studies in different locations have ranged from considering the large built-up area as just the principal settlement around which the Green Belt was defined to considering all inset settlement to be large built-up areas.

3.38 Drawing on Chapter 2, this study defines the large built-up area in between Chorley in the south and Preston in the north, including the contiguous and/or functionally linked settlements of (order north to south): Preston, Penwortham, Walton-le-Dale, Bamber Bridge, Lostock Hall, Clayton-le-Woods, Whittle-le-Woods, Leyland, Euxton and Chorley. Blackburn together with the contiguous town of Darwen is also defined as a large built-up area.

3.39 This approach is consistent with the approach taken in recent neighbouring Green Belt Studies, namely in Blackburn with Darwen to the east and Greater Manchester to the south.

Chapter 3 Green Belt Assessment Methodology

3.40 In assessing the impact of releasing land in the context of a strategic Green Belt study, no assumptions about the form of possible future development can be made, so the role an area of land plays is dependent on its relationship with a large built-up area.

3.41 Land that, if developed, would clearly constitute an extension of a large built-up area makes the strongest contribution to preventing its sprawl, and the greater the distance from a large built-up area the lower the likelihood Green Belt land is likely to fulfil the function of Purpose 1.. However, it is recognised that a smaller inset settlement, although distinct from a large built-up area, may have a strong enough relationship with it for expansion of the smaller settlement to be considered detrimental to this purpose. This is particularly the case if expansion of a smaller settlement would narrow the immediate gap to the large built-up area, but there are also settlements further from the large built-up area that, as a result of intervening urbanising development, can still be considered to have an association with the large built-up area.

3.42 When considering at the second stage of the assessment process the harm of releasing Green Belt land, it should be recognised that Purpose 1 is to some degree relevant to any expansion of a large built-up area, however far that extends.

Purpose 1 strategic contribution assessment criteria

3.43 A judgement has to be made as to the extent of the zone around the large built-up area within which any new development would be associated with the large built-up area. This considers the strength of the relationship between urban areas and open land (that is degree of distinction), and distance from the large built-up area. Criteria for the assessment of strategic contribution to Purpose 1 are as follows:

Significant Contribution

- Open land that is close enough to have a relationship with the large built-up area but is not contained by it, and which includes at least some land with strong distinction from it; or
- Open land that has some distinction from urban development, and which maintains separation between the large built-up area and a smaller settlement, preventing the latter from being perceived as part of the former.

Moderate Contribution

- Open land that is not contained by the large built-up area but which lacks strong distinction from it; or
- Open land which is largely contained by the extents of the large built-up area, but which retains a clear link to the wider Green Belt.

Limited Contribution

- Land which lacks a relationship with the large built-up area, where new development would not be associated with it; or
- Land which is wholly or largely contained within the large built-up area, and which lacks clear connectivity with the wider Green Belt; or
- Land that lacks openness.

Green Belt Purpose 2 definitions and strategic assessment criteria

Purpose 2 definitions

3.44 Green Belt Purpose 2 aims “to prevent neighbouring towns merging into one another”. The concept of what constitutes a ‘town’ has been widely interpreted in different Green Belt studies, ranging from settlements classified as towns in Local Plan settlement hierarchies to all urban areas inset from the Green Belt regardless of size.

3.45 Regardless of whether a particular settlement is large enough to realistically be considered a town, it is acknowledged that smaller settlements may lie in between larger ones, such that loss of separation between them may in turn have a significant impact on the overall separation between larger ‘towns’.

3.46 The concept of ‘merging’ is clearer but assessing the extent to which land between towns contributes to preventing this is less so. However, it is generally acknowledged that the role open land plays in preventing the merging of towns is more than a product of the size of the gap between them. Assessments therefore usually consider both the physical and visual role that intervening Green Belt land plays in preventing the merging of settlements.

3.47 Both built and natural landscape elements can act to either decrease or increase perceived separation. For example, intervisibility, a direct connecting road or rail link or a shared landform may decrease perceived separation, whereas a separating feature such as a woodland block or hill may increase the perception of separation.

3.48 This study identifies that land that is juxtaposed between towns makes a contribution to this purpose, and the stronger the relationship between the

Chapter 3 Green Belt Assessment Methodology

towns – i.e. the more fragile the gap, the stronger the potential contribution to this purpose of any intervening open land. Physical proximity is the initial consideration; however, where settlements are very close, a judgement is made as to whether their proximity is such that the remaining open land does not play a critical role in maintaining a distinction between the two towns, i.e. that the characteristics of the open land relate more to the towns' areas themselves than to the open land in between. Where this is the case, the impact of release of land for development on Purpose 2 may be reduced.

3.49 Core Strategy Policy 1: Locating Growth in the adopted Central Lancashire Core Strategy identifies the hierarchy of settlements in Central Lancashire. Preston and the South Ribble urban area including Penwortham, Lostock Hall, Bamber Bridge and Walton-le-Dale are highest, followed by the key service centres of Leyland/Farington, Chorley and Longridge. A list of urban local centres is also included covering Adlington and Coppull directly to the south of Chorley and Clayton Brook/Green, Clayton-le-Woods, Euxton/Buckshaw and Whittle-le-Woods in between and merging Preston with Chorley. Although to an extent contiguous and functionally linked, the Green Belt is playing a role in maintaining separation between these settlements, so they are recognised as towns to which Green Belt Purpose 2 is relevant.

3.50 In addition, drawing from the settlement hierarchies and relevant Green Belt studies of neighbouring Blackburn with Darwen, Greater Manchester, Fylde, Ribble Valley and Wyre, the following settlements outside the study are considered to be significant and close enough to be defined as Green Belt towns for this study:

- Blackburn and Darwen to the east in Blackburn with Darwen.
- Blackpool in Blackpool.
- Fleetwood, Poulton-le-Fylde, Cleveleys, Thornton and Normoss and Garstang in Wyre.
- Greater Manchester, including Bolton, Horwich, Standish and Wigan to the south.
- Clitheroe, Longridge and Whalley in Ribble Valley.

Chapter 3 Green Belt Assessment Methodology

- Lytham St Anne, Kirkham and Wesham and Freckleton and Warton in Fylde.
- Skelmersdale with Up Holland, Ormskirk with Aughton and Burscough in West Lancashire.
- Southport in Sefton.

3.51 There is no separate assessment of gaps between settlements that are not considered to be towns, although the role of smaller areas of urbanising development, including villages and hamlets, in reducing perceived rural separation between towns is considered. The notable smaller settlements that fall within and in close proximity to gaps between towns in the study area include: Barton, Broughton, Goosnargh and Grimsargh in Preston; Bilsborrow and Catterall in Wyre; Clifton and Newton in Fylde; Coup Green, Gregson Lane, Higher Walton, Hutton, Longton, Mellor Brook merged with Samlesbury Aerodrome, New Longton, Walmer Bridge with Much Hoole in South Ribble; Banks, Hesketh Bank/Tarleton, Newburgh, Parpold and Rufford in West Lancashire, Abbey Village, Bretherton, Brindle, Brinscall, Charnock Richard, Croston, Eccleston, Houghton, Wheelton and Higher Wheelton and Withnell in Chorley; Alston and Mellor and Mellor Brook in Ribble Valley; Belmont and Pleasington in Blackburn with Darwen; and Blackrod in Wigan. These settlements are too small to be considered ‘towns’ in their own right.

Purpose 2 strategic contribution assessment criteria

3.52 The criteria for the assessment of strategic contribution to Purpose 2 focus on the perceived size of the gap between towns, taking into consideration the presence of physical features which create separation and features which diminish it, including the presence of intervening urbanising development.

3.53 The size of the towns in question also forms part of the consideration of the Green Belt’s role in maintaining separation.

Chapter 3 Green Belt Assessment Methodology

3.54 Criteria for the assessment of strategic contribution to Purpose 2 are as follows:

Significant Contribution

- Open land lies within a gap between towns which is narrow in relation to the size of the settlements; or
- Open land lies in a gap between towns which is moderate in relation to the size of the settlements, but which lacks significant separating features, or which is diminished by intervening development.

Moderate Contribution

- Open land lies in a gap which is moderate in relation to the size of the settlements, and which has significant separating features; or
- Open land lies in a wider gap between towns but which lacks significant separating features, or which is diminished by intervening development; or
- Open land lies in a narrow gap between towns, but the settlements are already connected to a degree that limits the role of Green Belt in preventing coalescence.

Limited Contribution

- Open land lies in a wide gap between towns, with significant separating features; or
- Open land is too contained by the built form of a town to be considered to lie within a gap between towns; or
- Land lacks openness.

Green Belt Purpose 3 definitions and strategic assessment criteria

Purpose 3 definitions

3.55 Green Belt Purpose 3 is “to assist in safeguarding the countryside from encroachment”. An assessment of Purpose 3 requires consideration of the extent to which land constitutes ‘countryside’ on the basis of the general usage of the term.

3.56 Some open land may, through its usage, have a stronger relationship with the adjacent built-up area and, as a result, not be considered ‘countryside’ to the same degree as other open land.

3.57 Equally, land largely contained by development but may nonetheless retain, as a result of its use, size and/or countryside character. Also, contribution to Purpose 3 does not necessarily equate to extent of built development, as development that is rural in form may often not be considered to detract from countryside character.

3.58 Given this assessment is focussed on identifying strategic variations in contribution to the Green Belt purposes, the vast majority of minor variations in land use, particularly at the urban edges of the urban areas are too small to be recorded. However, notable pockets of semi-urban land uses are referenced as potential areas of greater variation in contribution in the parcel assessment proforma.

3.59 It is important for the purposes of the assessment not to stray into assessing landscape character, sensitivity or value; whilst Green Belt land may be valuable in these respects it is not a requirement or purpose of the designation to provide such qualities. Therefore, the condition of land is not taken into consideration: any Green Belt land found to be in poor condition may

Chapter 3 Green Belt Assessment Methodology

perform well in its fundamental role of preventing encroachment by keeping land permanently open.

Purpose 3 strategic contribution assessment criteria

3.60 The criteria for the assessment of strategic contribution to Purpose 3 considers whether land has uses which associate it more with the built-up area than with countryside, or urbanising development which diminishes openness, or sufficient urbanising influence to limit the extent to which development would be perceived as encroachment on the countryside. Criteria for the assessment of strategic contribution to Purpose 3 are as follows:

Significant Contribution

- Open land use is not associated with the urban area and urbanising development within the parcel, within inset settlements or beyond the Green Belt's outer edge does not have a significant influence.

Moderate Contribution

- Land use, although open, is associated with the urban area; or
- Urbanising development within the parcel has some impact on countryside character; or
- The parcel lacks strong distinction from inset settlements or settlements beyond the Green Belt's outer edge.

Limited Contribution

- Open land is too contained by built form, or too developed in its own right, to be considered part of the countryside; or
- Land that lacks openness.

Green Belt Purpose 4 definitions and strategic assessment criteria

Purpose 4 definitions

3.61 Green Belt Purpose 4 is "to preserve the setting and special character of historic towns". This purpose makes specific reference to 'historic towns', not to individual historical assets or smaller settlements such as villages and hamlets.

3.62 An extract from Hansard in 1988 clarifies which historic settlements in England were certainly considered 'historic towns' in the context of the Green Belt purposes. The Secretary of State for the Environment clarified in answer to a parliamentary question that the purpose of preserving the special character of historic towns is especially relevant to the Green Belts of York, Chester, Bath, Oxford and Cambridge [see reference 32]. Durham has since been added to this list.

3.63 It has been LUC's experience through consultation with Historic England on several Green Belt study method statements, that Historic England do not consider the list on towns quoted in Parliament to necessarily be exclusive, so this assessment takes the approach of identifying settlements classed as towns and considering whether any have settings or special character to which land within the Green Belt makes a contribution.

3.64 Clearly there are historic aspects to towns and smaller settlements within the study area, but the important aspect in terms of contribution to this purpose is that there needs to be a significant relationship between Green Belt land and

Chapter 3 Green Belt Assessment Methodology

historic aspects of a settlement's setting, such that some degree of special character results. Many towns have designated conservation areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character.

3.65 The Lancashire Landscape Character Assessment [see reference 33] identifies the County's historic cores (1100 to 1800) as a landscape character type. The character assessment identified Chorley, Preston and Leyland as the only towns to have historic cores within Central Lancashire. In addition, the neighbouring settlement of Blackburn to the east was also identified as having a historic core. Following the publication of the Lancashire Landscape Character Assessment, the County Council began work on an extensive programme of historic town surveys in between 2000 and 2006, including Chorley, Leyland and Preston and the neighbouring towns of Blackburn, Darwen and Longridge. Several other historic towns were surveyed and reported on, including Blackpool, Lytham St Annes and Ormskirk among others, but these settlements are considered to be too far for land in the study area to contribute to their setting and special character. In addition to the historic towns listed above, Greater Manchester to the south is also defined as a historic town by virtue of the fact that it contains historic cores and is defined as a town in relation to the assessment of Purpose 2.

Purpose 4 strategic contribution assessment criteria

3.66 The connection between a historic town's historic character and the wider countryside does not have to be physical; indeed, successive waves of development often isolate core historic areas from the surrounding countryside, meaning it is often more a visual connection. This visual connection can be defined through movement through the area, or views into or out of the settlement. Criteria for the assessment of strategic contribution to Purpose 4 are as follows:

Significant Contribution

- The land and its openness makes a key contribution to the characteristics identified as contributing to a historic town's special character or setting, including key approach routes or key historic assets which have an association with the historic town's special character.

Moderate Contribution

- The land and its openness makes a contribution to the characteristics identified as contributing to a historic town's special character or setting, but at a notable distance.

Limited Contribution

- Land contributes little or no role in the setting of a historic town and does not contribute to its special character, either by virtue of a lack of visibility with the historic town or an association with modern development which diminishes its role.

Green Belt Purpose 5 definitions and assessment criteria

3.67 Green Belt Purpose 5 is “to Assist in Urban Regeneration by Encouraging the Recycling of Derelict and Other Urban Land”. Most Green Belt studies do not assess individual Green Belt land parcels against Purpose 5, and either do not rate them or rate them all equally, on the grounds that it is difficult to support arguments that the release of one parcel of Green Belt land has a greater impact on encouraging re-use of urban land than another.

Contribution of Green Belt to Purpose 5

The PAS guidance states:

“...it must be the case that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. If Green Belt achieves this purpose, all Green Belt does to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose”.

In other words, it is highly unlikely that development pressures operate at a sufficiently localised level to draw out meaningful judgements on the relative impact of discrete parcels of Green Belt land on Purpose 5. – PAS Planning on the Doorstep.

The Inspector’s report (D Smith) to the London Borough of Redbridge (January 2018) notes that with regards to Purpose 5 “this purpose applies to most land” but that “it does not form a particularly useful means of evaluating sites ” – File reference: PINS/W5780/429/10

However, the examination reports of some planning inspectors, eg Cheshire East Council’s Local Plan (2014), have highlighted the importance of assessing all five Green Belt purposes, giving each purpose equal weighting.

3.68 Since the publication of the PAS Guidance and Cheshire East Local Plan Examination Report, the Housing and Planning Act (May 2016) received Royal Assent and the Town and Country Planning Regulations were subsequently updated. Regulation 3 (2017) requires local planning authorities in England to prepare, maintain and publish a ‘Brownfield Land Register’ of previously

Chapter 3 Green Belt Assessment Methodology

developed (brownfield) land appropriate for residential development. In addition, the NPPF requires that local planning authorities prepare an assessment of land which is suitable, available and achievable for housing and economic development. Together, these evidence bases provide an accurate and up-to-date area of available brownfield land within individual settlements, which can be used to calculate the proportion of available brownfield land relative to the size of each settlement.

3.69 Using these evidence bases to inform meaningful judgements on the relative contribution of discrete parcels of land to Purpose 5 is dependent on the scale and form of the settlements within and around which Green Belt is defined. For example, it is harder to draw out differences in contribution between parcels around large conurbations containing merged settlements.

3.70 Given the main urban area runs spreads from Preston to the north to Chorley to the south, a meaningful distinction between the availability of brownfield land across the study area cannot be determined.

3.71 In the absence of any clear guidance on what percentage of brownfield land enables the Green Belt to play a stronger, or more limited, role in encouraging urban regeneration, a uniform level of contribution to Purpose 5 has been determined for all areas of Green Belt.

Key considerations with regard to the potential harm of the release of Green Belt land

3.72 The assessment of levels of contribution made by strategic-scale land parcels has identified major spatial variations in the role of the Green Belt, but it is recognised the parcels resulting from this analysis do not necessarily correspond with the areas that are likely to be considered for release from the Green Belt.

Chapter 3 Green Belt Assessment Methodology

3.73 Some parcels contain smaller areas which if released would still be large enough to accommodate strategic development and that could result in reduced harm. There are two factors which, separately or in combination, serve to limit harm to the Green Belt purposes:

- A stronger relationship with built development, as a result of a combination of the factors: Green Belt boundary features, landform and land cover, and urbanising visual influence. This diminishes the harm associated with the loss of contribution of the released land.
- A stronger degree of separation from the wider Green Belt, as a result of the presence of landscape elements can minimise the impact of release on the relationship between remaining Green Belt land and a revised Green Belt boundary. The avoidance of significant impact on the Green Belt's function in relation to each purpose is also important.

3.74 Areas making a weaker contribution to the Green Belt purposes than the parcel as a whole have been identified by asking the following questions:

- Considering the combination of factors discussed in Paragraphs 3.23 - 3.32 above (Green Belt boundary features, landform and land cover, and urbanising visual influence), does land adjacent to any urban edges in the parcel have a less than strong distinction from the urban area?
- Would a release of land that did not encompass land that has a strong distinction from the urban edge amount to greater than 10ha? If so, what alternative Green Belt boundary features exist?
- Would an identified alternative Green Belt boundary result in either:
 - No significant weakening of the contribution of adjacent retained Green Belt land (for example land which currently has strong distinction from the urban edge would still have strong distinction); or
 - A knock-on weakening of the contribution of adjacent retained Green Belt land for example land which currently has strong distinction from the urban edge would now only have moderate distinction); or
 - A major weakening of the contribution of adjacent retained Green Belt land (for example land which currently has strong distinction from the

Chapter 3 Green Belt Assessment Methodology

urban edge would now only have weak distinction; or a strong boundary which is consistent over a sizeable distance, such as a river of motorway, would be breached)?

- Regardless of the above, would expansion of the urban area have an adverse impact on the function of a Green Belt purpose? For example, even if a strong alternative boundary feature exists, release of land out to it could result in a significant loss of separation between two towns (affecting the function of Purpose 2).

3.75 For example, land that has a degree of containment by built development, whether inset or washed over, has more potential for release without significant impact on the integrity of adjacent Green Belt land than land which is uncontained. Similarly, an area of land which has a strong visual and physical boundary separating it from the wider Green Belt is more likely to be able to accommodate development without a significant knock-on weakening of the remaining Green Belt than is the case with land that has a weaker outer boundary.

3.76 This initial consideration of harm does not give assessment ratings. It provides commentary to:

- Summarise, with reference to the assessment of contribution, which Green Belt purposes are likely to be the most significant considerations when determining the potential for release of land for development;
- Indicate whether there might be substantial areas within a parcel that make a weaker contribution to one of more purposes, or which could be released with less impact on the wider Green Belt, with reference to any key landscape elements that have a bearing on these judgements.

3.77 These findings will help to inform any discussions regarding areas that may need to be considered in a more detailed assessment of harm, should any release of land potentially be required (see Next Steps in Chapter 5).

Sources of evidence

3.78 This strategic assessment of spatial designations has been a principally desk-based study based on the use of detail mapping, aerial views and 'street view' photography. However, visits have been made in order to inform our general understanding of the spatial relationship between settlements and countryside, and to assist with any specific judgements regarding the degree of openness in washed-over settlements.

Chapter 4

Assessment Findings

4.1 This chapter summarises the findings of the Green Belt assessment.

Assessment outputs

4.2 Variations in strategic contribution have been identified in accordance with the criteria set out in Chapter 3. The variations in relation to each Green Belt purpose have been overlaid to identify strategic parcels by which the assessment outputs are organised. The reference numbers for parcels which are wholly or principally in the Green Belt are prefaced with a 'P' and those which are wholly or principally in other open countryside areas are prefaced with an 'N'.

4.3 Each parcel assessment includes:

- A map to show the parcel's context, and to identify any statutory constraints to development;
- Ratings and supporting analysis setting out the contribution to each of the five Green Belt purposes; and
- An overview of key considerations regarding potential harm to the Green Belt purposes associated with the strategic-scale release of land, identifying any particular physical features beyond which release might mark an increase in harm.

4.4 Where appropriate, reference points (labelled A, B, and so on) have been added the maps in order to aid understanding. These points are references in the analysis text in order to identify stated locations, or to indicate areas where land might make a weaker contribution to one of more Green Belt purposes than the parcel as a whole, or which could potentially be released with reduced

Chapter 4 Assessment Findings

impact on the wider Green Belt. They should not be interpreted as proposals for the release of Green Belt land.

4.5 Assessment proformas for each defined parcel are included in Appendix A.

Summary of findings

4.6 Table 4.1 below lists the ratings for strategic contribution to the Green Belt purposes for each of the defined assessment parcels.

4.7 **Figure 4.1** shows the parcels that were defined to reflect variations in strategic contribution. Overview maps **Figures 4.2 to 4.5** illustrate strategic variations in contribution to each of the first four Green Belt purposes across the Central Lancashire area. As set out in the assessment methodology, no Green Belt land in Central Lancashire is considered to contribute to Green Belt Purpose 5 (the recycling of derelict and other urban land), so these findings are not mapped. **Figure 4.6** combines the contribution ratings for Purposes 1-4 to illustrate how many Green Belt purposes each parcel contributes towards. The variations in contribution are summarised in the paragraphs following Table 4.1.

Table 4.1: Ratings for strategic contribution to the Green Belt purposes

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P1	Chorley Council, between Whittle-le-Woods and Chorley	Significant	Significant	Significant	Limited / no	Equal	3 Significant
P2	Chorley Council, east of Whittle-le-Woods	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P3	Chorley Council, east of Whittle-le-Woods and north east of Chorley.	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P4	Chorley Council, between the West Pennine Moors and the inset villages of Brinscall, Withnell and Abbey Village	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P5	Chorley Council, north of the villages of Brinscall, Withnell, Abbey Village and High Wheelton	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P6	Chorley Council, between Clayton-le-Woods / Whittle-le-Woods and Blackburn	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P7	Chorley Council and South Ribble Borough Council, between Bamber Bridge and the settlements of Higher	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P8	Chorley Council and South Ribble Borough Council, east of the villages of Higher Walton and Gregson Lane	Moderate	Moderate	Moderate	Limited / no	Equal	3 Moderate
P9	Chorley Council, between Bamber Bridge and Blackburn	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant

Agenda Page 197

Agenda Item 7

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P10	South Ribble Borough Council, between Walton le Dale and the M6	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P11	South Ribble Borough Council and Preston City Council, southeast of Preston	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P12	South Ribble Borough Council, southeast of Preston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P13	Chorley Council and South Ribble Borough Council, between Preston and Blackburn	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P14	South Ribble Borough Council, west and south of Samlesbury Aerospace Enterprise Zone and south of the A677	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P15	Chorley Council, southwest of Euxton	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
P16	Preston City Council, to the east of Preston and the M6	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P17	Chorley Council and South Ribble Borough Council, between Whittle-le-Woods and Clayton-le-Woods and Leyland and Buckshaw Village	Limited / no	Significant	Significant	Limited / no	Equal	2 Significant
P18	Chorley Council and South Ribble Borough Council, between Clayton-le-Woods, Leyland, Clayton-le-Woods and Buckshaw Village	Limited / no	Significant	Moderate	Limited / no	Equal	1 Significant
P19	Chorley Council, east of Buckshaw Village	Limited / no	Limited / no	Limited / no	Limited / no	Equal	All limited / no

Agenda Page 198
Agenda Item 7

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P20	Chorley Council, southeast of Chorley and to the east of the M61	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
P21	Chorley Council, between Euxton and Chorley	Moderate	Significant	Significant	Limited / no	Equal	2 Significant
P22	Chorley Council, between Euxton and Buckshaw Village and Chorley	Limited / no	Significant	Moderate	Limited / no	Equal	1 Significant
P23	Chorley Council, south of Leyland with Euxton lying to the east	Significant	Significant	Significant	Limited / no	Equal	3 Significant
P24	Chorley Council and South Ribble Borough Council, adjacent to the south of Leyland, extending southeast to the M6 close to Euxton	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P25	Chorley Council, northeast of Adlington, to the east of the M61	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P26	Chorley Council, between Adlington and Horwich	Limited / no	Significant	Significant	Limited / no	Equal	2 Significant
P27	Chorley Council, between Chorley and Adlington	Significant	Significant	Significant	Limited / no	Equal	3 Significant
P28	Chorley Council, between Coppull and Adlington	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P29	Chorley Council, between Adlington and Chorley	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P30	Chorley Council, southwest of Chorley with the settlements of Charnock Richard and Coppull lying to the west and southwest respectively	Significant	Significant	Significant	Limited / no	Equal	3 Significant

Agenda Page 199

Agenda Item 7

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P32	Chorley Council, southwest of Adlington	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P33	Chorley Council, south of Coppull	Limited / no	Significant	Significant	Limited / no	Equal	2 Significant
P34	Chorley Council, west of Chorley	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P35	Chorley Council, west of Chorley	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P36	Chorley Council, west and southwest of Coppull	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P38	Chorley Council, northeast and east of Eccleston, extending south to the edge of Coppull	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P40	Chorley Council, south and southwest of Eccleston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P41	Chorley Council and South Ribble Borough Council, southwest of Leyland	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
P42	Chorley Council, south of HMP Garth and Wymott, east of Croston and north of the River Yarrow.	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P43	Chorley Council, south of Croston and to the southeast of Eccleston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P44	Chorley Council, in the northwestern corner of the Borough, between the River Douglas to the west and the railway line to the east	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P45	South Ribble Borough Council, west and northwest of Moss Side (Leyland)	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant

Agenda Page 200

Agenda Item 7

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P46	South Ribble Borough Council, east and southeast of Walmer Bridge and Much Hoole	Moderate	Limited / no	Significant	Limited / no	Equal	1 Significant
P47	South Ribble Borough Council, the southwest of Longton and west of Much Hoole	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P48	South Ribble Borough Council, northwest of Leyland and to the north of Moss Side Industrial Estate	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P49	South Ribble Borough Council, east, north and south of New Longton, and adjoining Penwortham to the northeast	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P50	South Ribble Borough Council, between New Longton, Hutton, Longton and Walmer Bridge	Moderate	Limited / no	Significant	Limited / no	Equal	1 Significant
P51	South Ribble Borough Council, north of Longton and northwest of Hutton	Moderate	Limited / no	Significant	Limited / no	Equal	1 Significant
P52	South Ribble Borough Council, west of Penwortham	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P53	South Ribble Borough Council, between Leyland and Lostock Hall	Limited / no	Significant	Moderate	Limited / no	Equal	1 Significant
P54	South Ribble Borough Council, south of Preston	Limited / no	Moderate	Moderate	Moderate	Equal	3 Moderate
P55	South Ribble Borough Council, between Penwortham and Preston	Limited / no	Moderate	Moderate	Moderate	Equal	3 Moderate
P56	Chorley Council, north of Horwich	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant

Agenda Page 201
Agenda Item 7

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P57	South Ribble Borough Council, northwest of Longton and Hutton	Not assessed	Not assessed	Not assessed	Not assessed	Equal	Not assessed
P58	Chorley Council, west of the Feniscowles suburbs of Blackburn	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P59	Chorley Council, south of Coppull	Limited / no	Moderate	Moderate	Limited / no	Equal	2 Moderate
P60	South Ribble Borough Council, southwest of Longton and west of Walmer Bridge and Much Hoole	Moderate	Limited / no	Moderate	Limited / no	Equal	2 Moderate
P61	South Ribble Borough Council and Preston City Council, east of Preston and the M6	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P62	South Ribble Borough Council, between Leyland and Lostock Hall	Moderate	Significant	Moderate	Limited / no	Equal	1 Significant
N1	Chorley Council, east of Chorley and the M61	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
N3	Chorley Council, between Chorley and the West Pennine Moors	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
N4	Chorley Council, between Chorley and Darwen	Not assessed	Not assessed	Not assessed	Not assessed	Equal	Not assessed
N5	Preston City Council, west of Preston	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
N6	Preston City Council, west of Preston	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
N7	Preston City Council, northwest of the Cottam suburbs of Preston	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant

Agenda Page 202

Agenda Item 7

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
N8	Preston City Council, northwest of Preston and to the north of the M55	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N9	Preston City Council, north of Preston	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
N10	Preston City Council, north of Preston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N11	Preston City Council, north of Broughton and south of Bilsborrow	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N12	Preston City Council, north of Preston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N13	Preston City Council, north of Preston	Not assessed	Not assessed	Not assessed	Not assessed	Equal	Not assessed
N14	Preston City Council, north of Preston and to the east of the M6	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
N15	Preston City Council, north of Preston to the west of Goosnargh	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N16	Preston City Council, northeast of Goosnargh and northwest of Longridge	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N17	Preston City Council, between Goosnargh/Whittingham and Longridge	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N18	Preston City Council, northeast of Preston	Significant	Significant	Significant	Limited / no	Equal	3 Significant
N19	Preston City Council, west and north of Grimsargh	Significant	Significant	Significant	Limited / no	Equal	3 Significant
N20	Preston City Council, east and southeast of Grimsargh	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant

Agenda Page 203

Agenda Item 7

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
N21	South Ribble Borough Council, west of Lostock Hall	Significant	Moderate	Moderate	Limited / no	Equal	1 Significant
N22	Chorley Council, east of Whittle-le-Woods, with the M61 lying to the east.	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
N24	Chorley Council, between Brinscall and the West Pennine Moors SSSI	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N25	Chorley Council, southeast of Abbey Village and north of the West Pennine Moors SSSI	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N27	Preston City Council, between Longridge and the northeast of Preston	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant

Contribution to Purpose 1

4.8 There is a very clear pattern of contribution to Purpose 1 – checking the unrestricted sprawl of a large, built-up area. Preston, Chorley and the intervening settlements together form a large, built-up area, so most land on the outer fringes of this area is, at a strategic scale, playing a significant role in preventing its sprawl. This applies to the ‘open countryside’ (policy EN1) area to the north of Preston, and also Chorley’s ‘other open land’ (BNE2), as much as to the Green Belt.

4.9 Land adjacent to the Feniscowles suburb of Blackburn also makes a significant contribution to Purpose 1, as Blackburn together with Darwen is also a large, built-up area.

4.10 Open land separating the settlements between Preston and Chorley that make up the large built-up area makes only a limited contribution to Purpose 1, due to its weak connectivity with the wider Green Belt. Development within these areas would be considered to be infilling in gaps within the large, built-up area rather than sprawl expanding it.

4.11 Beyond the parcels adjacent to Preston-Chorley and Blackburn there are two chains of settlements that are sufficiently linked by urbanising development for their expansion to have some association with the large built-up area. These are the settlements extending west from Penwortham out to Much Hoole, and east from Bamber Bridge out to Hoghton.. Although development here would not constitute direct expansion of the large built-up area, land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the Preston-South Ribble-Chorley conurbation.

4.12 No other land is assessed as contributing to Purpose 1 because development remote from either Preston-South Ribble-Chorley or Blackburn

Chapter 4 Assessment Findings

would have sufficient separation not be considered sprawl of either large built-up area. However, it should be recognised that more substantial expansion of the Preston-South Ribble-Chorley urban area or of Blackburn beyond the immediately adjacent parcels would still have a significant impact on this purpose.

Contribution to Purpose 2

4.13 There are three areas where land makes a significant contribution to preventing the merger of neighbouring towns. Although land between the settlements that make up the Preston-Chorley large, built-up area makes only a limited contribution to preventing expansion of that area as a whole, the settlements that make up the area still retain a degree of distinction as separate towns. Where these gaps are fragile, such as between Bamber Bridge and Leyland, and between Chorley and Whittle-le-Woods or Euxton, contribution at a strategic scale is significant. It is only where land is very isolated within the urban area, and lacking association with the wider Green Belt, that strategic contribution to Purpose 2 is weaker, despite gaps being narrow. This is the case between Penwortham / Lostock Hall and Preston.

4.14 The second area where some strategic parcels make a significant contribution to Purpose 2 is to the south of Chorley. There are relatively narrow gaps between Chorley and Adlington, between Adlington and Horwich, between Chorley and Coppull and between Coppull and Standish. In some areas there are physical separating features which reduce contribution, or land lacks a strong enough distinction from the adjacent urban edge for it to be considered to be making a strong contribution, but where this is not the case the contribution to Purpose 2 is significant.

4.15 The third area in which land rates as significant for Purpose 2 is in the open countryside (EN1) area between Preston and Longridge. The urban area of Preston has expanded beyond the M61 here, and intervening development at Grimsargh and a lack of Green Belt protection for land within Ribble Valley Borough further weakens the gap.

Chapter 4 Assessment Findings

4.16 Much of the land on the western fringe of the Preston-Chorley area makes a moderate contribution to Purpose 2, being peripheral to the gaps between towns within the main urban area. To the east of Preston-Chorley the gap to Blackburn is relatively wide, but main roads and rail weaken perceived separation so land here also makes a moderate contribution to this purpose.

4.17 Further to the west of Preston-Chorley, and to the north of Preston away from the gap to Longridge, there are no other towns close enough for land to make more than a limited contribution to Purpose 2.

Contribution to Purpose 3

4.18 The fact that most of the Green Belt has only a weak relationship with urban development, meaning that there is a strong distinction between urban and open land, has resulted in most Central Lancashire Green Belt land making a significant contribution to Purpose 3 – protecting the countryside from encroachment.

4.19 With the exception of the distinctive Cuerden Valley area to the west of Clayton-le-Woods, the narrow areas of Green Belt separating settlements within the Preston-Chorley urban area have too much urbanising influence, and too little connectivity with the wider countryside, to make more than a moderate strategic contribution to Purpose 3. There is one strategically parcel, Buckshaw Village, which lacks openness and therefore makes no contribution to this or any other Green Belt purposes.

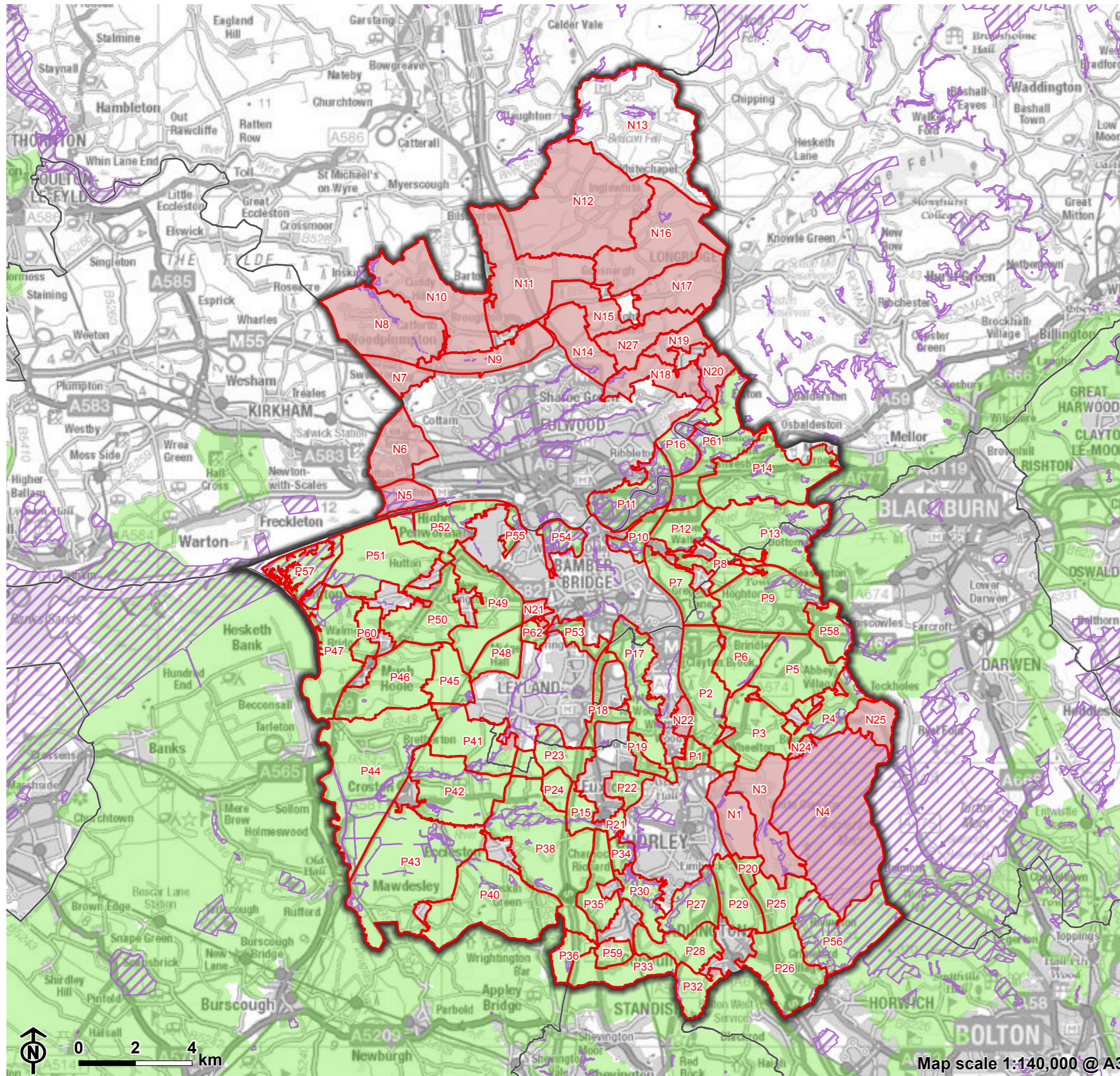
4.20 Beyond the Preston-Chorley urban area there are several other strategic parcels where urbanising influence, from proximity to inset settlements and/or from the presence of significant washed-over urbanising development, limit the contribution to this purpose to moderate. This is the case in the area between Higher Walton, Coup Green, Hoghton and Gregson Lane, and south of Coppull, and in areas to the west of Longton, Walmer Bridge and Much Hoole.

Contribution to Purpose 4

4.21 As stated in the assessment methodology chapter, there needs to be a significant relationship between Green Belt land and historic aspects of a settlement's setting, such that some degree of special character results. Many towns have designated conservation areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character.

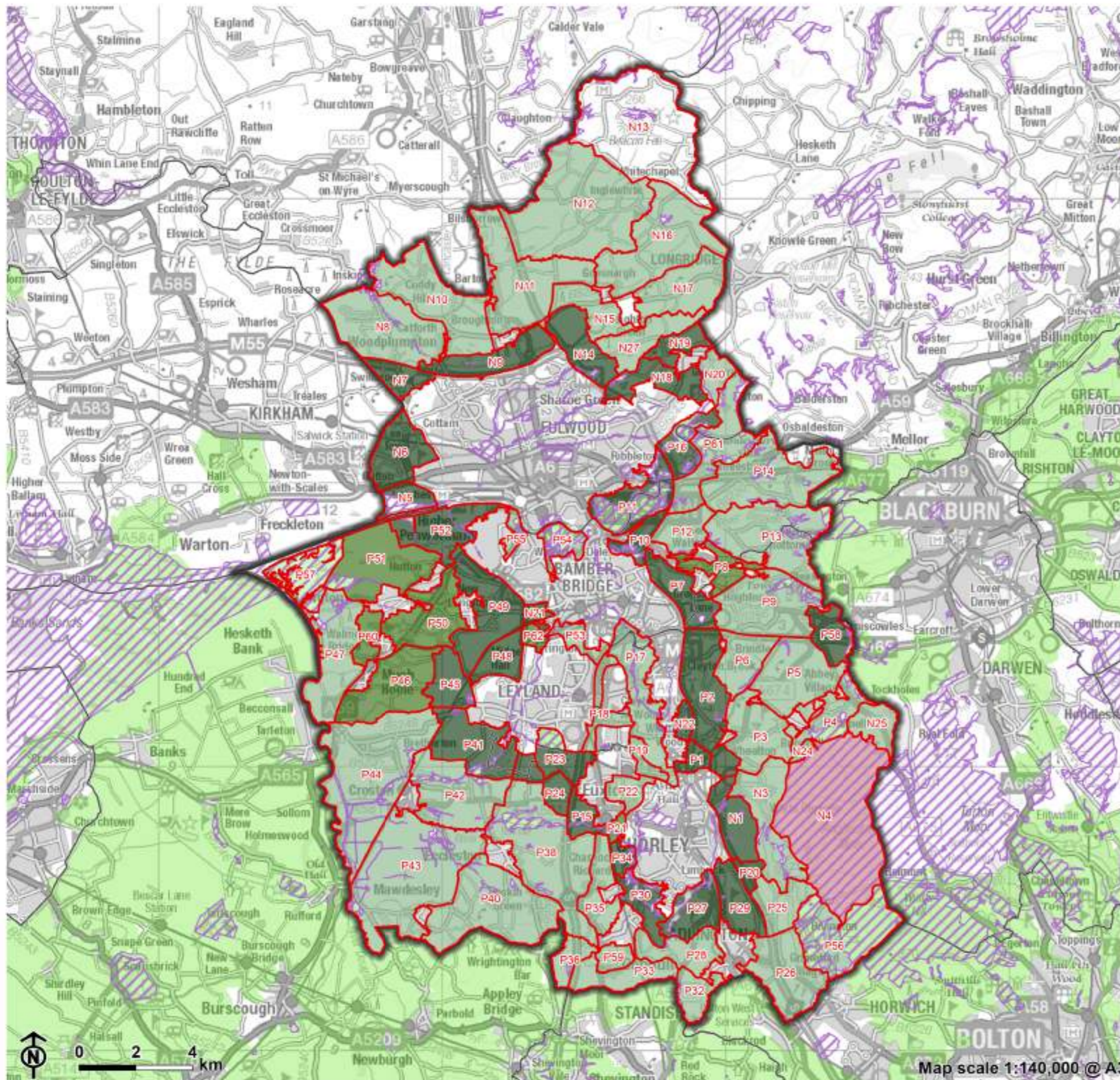
4.22 On this basis, only two parcels were found to make more than a limited contribution to Purpose 4: Parcels 54 and 55, located between Preston and Lostock Hall / Penwortham. Land in the former area which forms part of the distinctive low-lying floodplain of the River Ribble is mostly in Flood Zone 3a, and therefore constrained from development, but unconstrained land in the southeast of the parcel included wooded higher ground which forms a visual backdrop to the river valley in views from the edge of Preston. Land in Parcel 55 is also well-treed and forms an undeveloped visual backdrop to the river. However, in both cases the limited strength of relationship with historic parts of the city, and limited degree to which it has a bearing on the city's character, limits the level of contribution to moderate.

Figure 4.1: Contribution assessment parcels



- Central Lancashire boundary
- Local Authority boundary
- Assessment parcel
- Absolute constraints
- Green Belt
- Other open land designations (EN1, G3, G4, BNE2, BNE3)

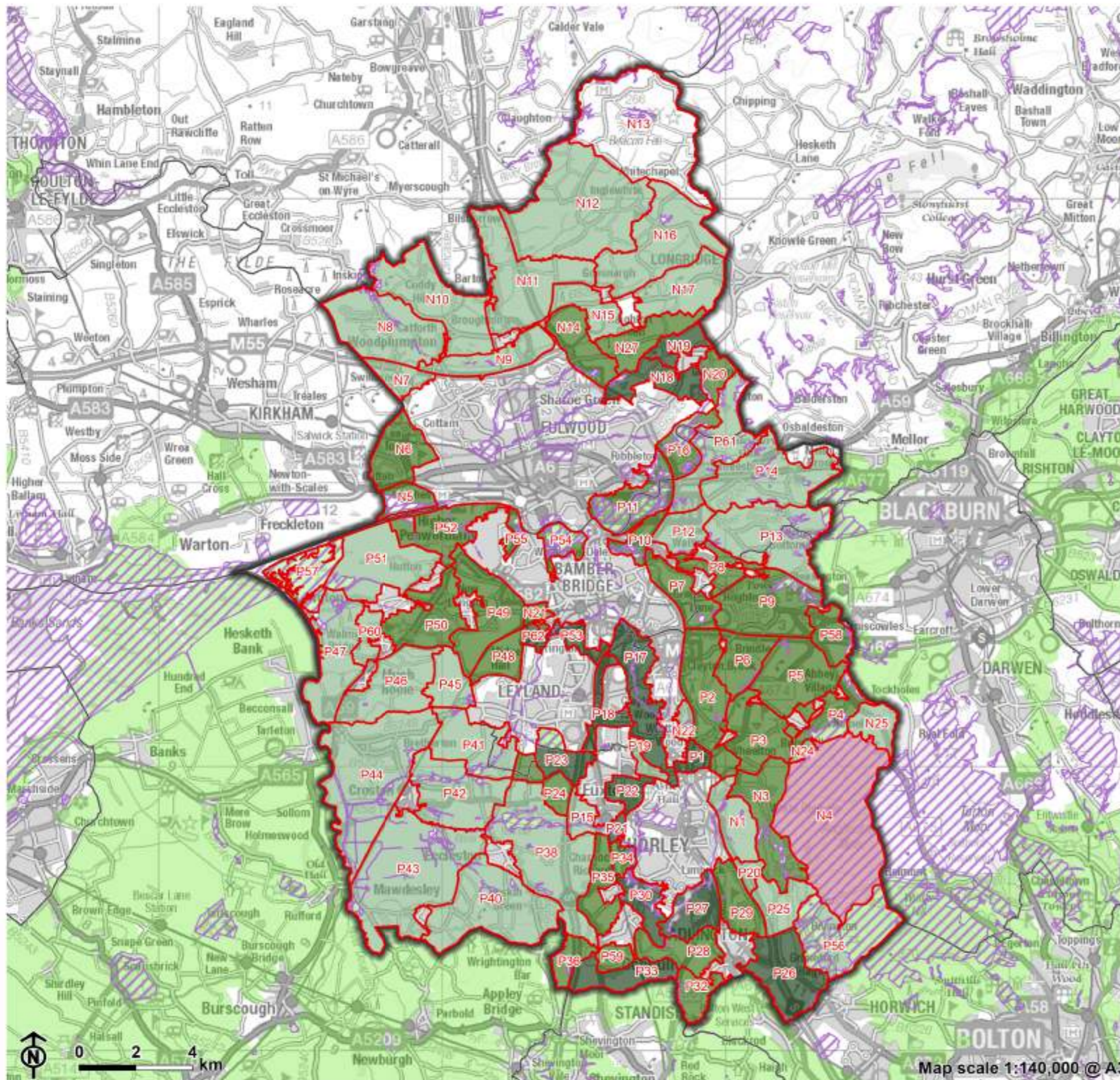
Figure 4.2: Green Belt Purpose 1 contribution to checking the unrestricted sprawl of large built-up areas



- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Contribution rating**
- Limited / no contribution
 - Moderate contribution
 - Significant contribution

Map scale 1:140,000 @ A3

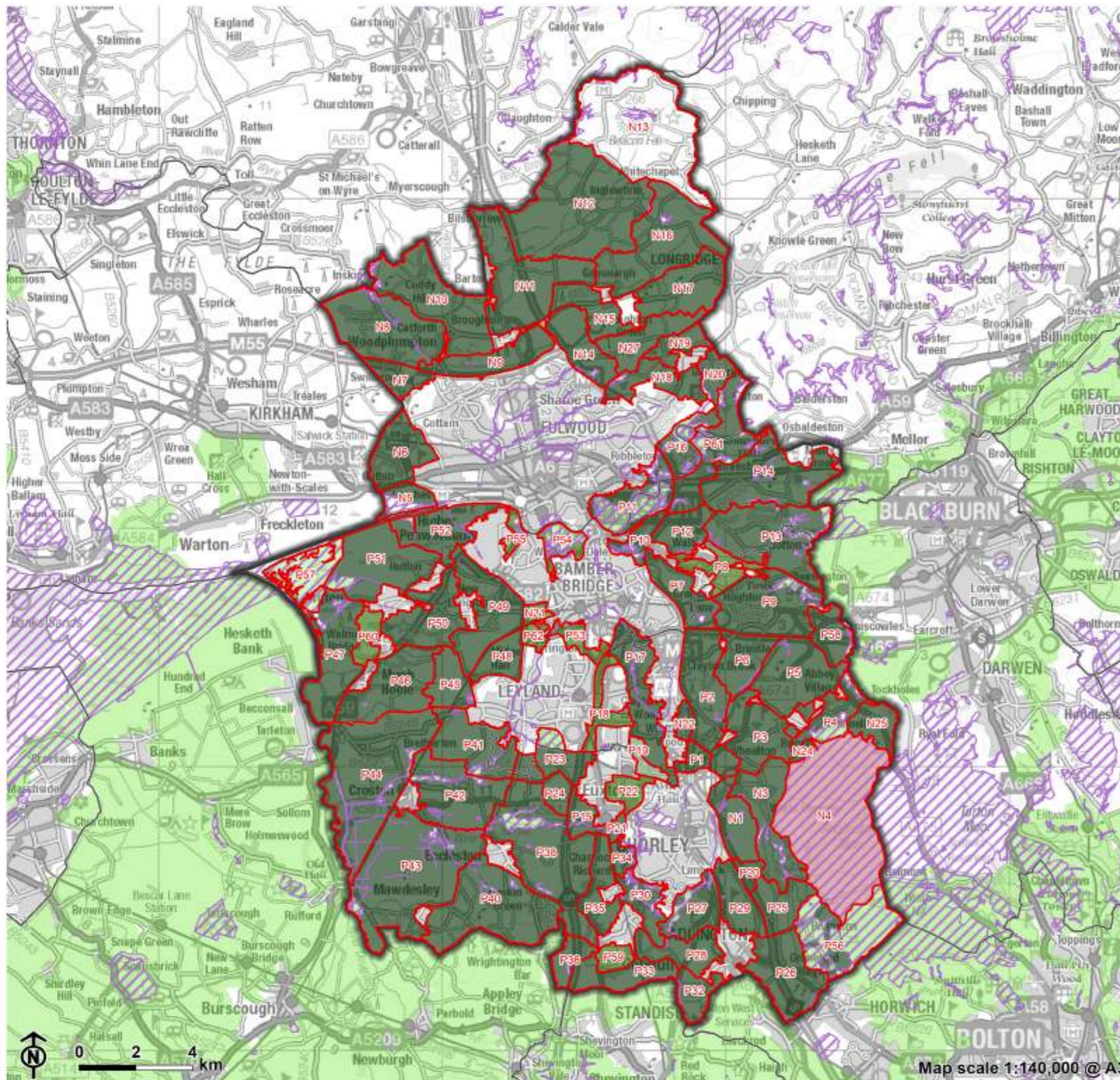
Figure 4.3: Green Belt Purpose 2 contribution to preventing neighbouring towns from merging into one another



- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Contribution rating**
- Limited / no contribution
 - Moderate contribution
 - Significant contribution

Map scale 1:140,000 @ A3

Figure 4.4: Green Belt Purpose 3 contribution to assisting in safeguarding the countryside from encroachment

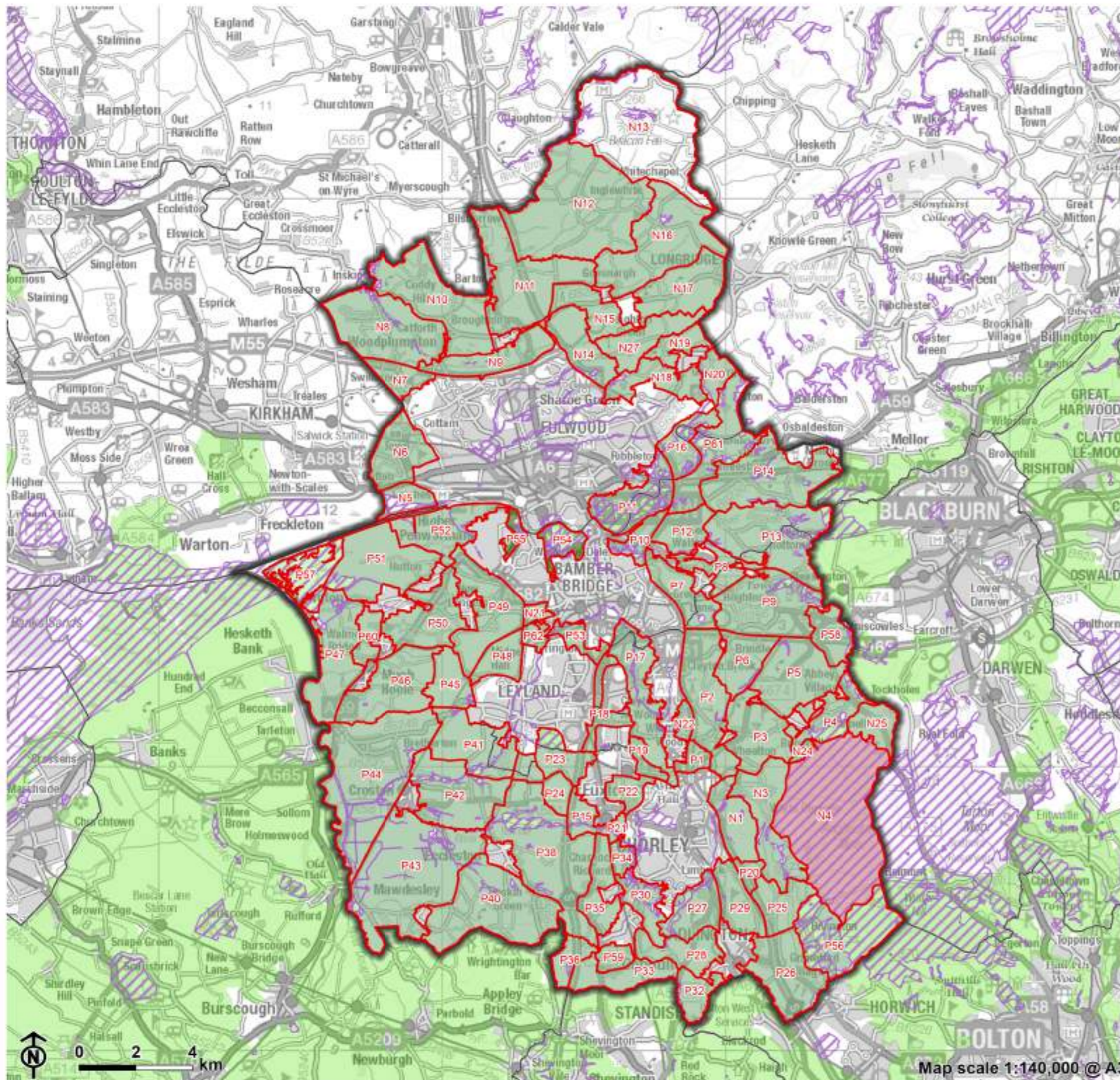


- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Contribution rating**
- Limited / no contribution
 - Moderate contribution
 - Significant contribution



Map scale 1:140,000 @ A3

Figure 4.5: Green Belt Purpose 4 contribution to preserving the setting and special character of historic towns



- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Contribution rating**
- Limited / no contribution
 - Moderate contribution
 - Significant contribution



Map scale 1:140,000 @ A3

Variations in Overall Contribution

4.23 Figure 4.6 combines the contribution ratings for Purposes 1-4 to illustrate how many Green Belt purposes each parcel contributes towards. Whilst it is recognised that land doesn't have to serve multiple Green Belt purposes to be playing a significant role in constraining development, it is reasonable to assume that land which makes a significant contribution to multiple purposes will often represent a stronger constraint. However, this will not necessarily be the case, and in some instances a parcel's significant contribution to a single Green Belt purpose may be strong enough for it to be considered more important than a parcel which makes a significant contribution to more than one purpose.

4.24 Considering the purposes in combination, there are three areas where there are parcels that, at a strategic scale, make a significant contribution to Purposes 1-3:

- On the periphery of the Preston-Chorley urban area between Leyland and Euxton and between Whittle-le-Woods and Chorley, where land is preventing outward expansion of the large, built-up area into countryside but is also close enough to be playing a significant role in maintaining gaps between towns within the Preston-Chorley urban area.
- To the south of Chorley, where landform and land cover give Green Belt land strong distinction from Chorley, and where expansion into those areas would significantly affect the narrow gaps to Adlington and Coppull to the detriment of both Purpose 1 and Purpose 2.
- To the northeast of Preston, within the open countryside (EN1) area. If this area was Green Belt it would be preventing sprawl of the large, built-up area, maintaining separation from Longridge (which is weakened by intervening urban development at Grimsargh) and preventing encroachment on the countryside.

Chapter 4 Assessment Findings

4.25 Most other strategic parcels around the outer edges of the Preston-Chorley urban area make a significant contribution to Purpose 1 and Purpose 3. Away from these urban fringes most parcels make a strong contribution only to Purpose 3. The exception is land at the southern edge of Chorley Borough and land west of Fensicowles (Blackburn) which also makes a significant contribution to Purpose 2.

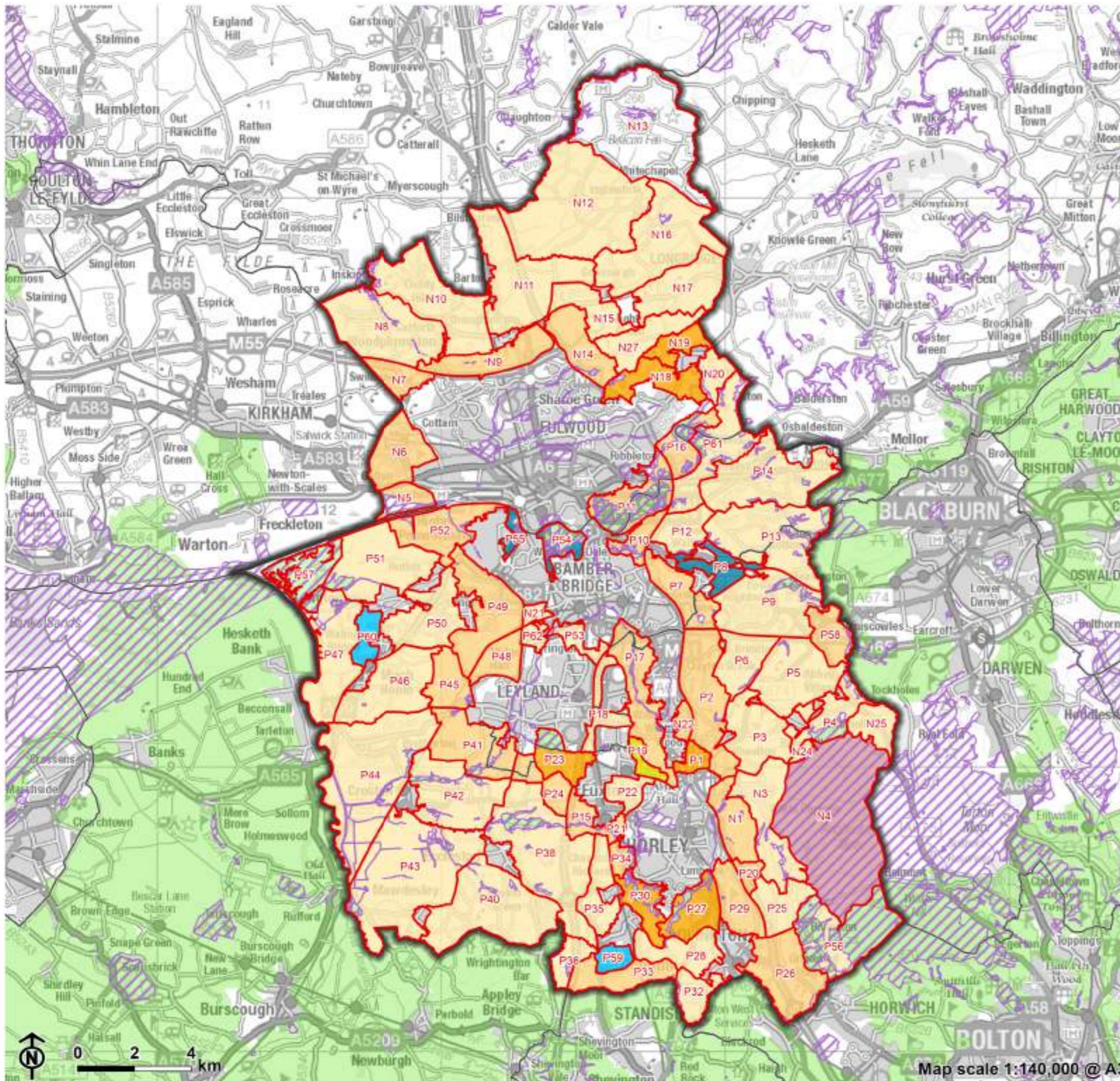
4.26 There are only a few strategic parcels that do not make a significant contribution to at least one purpose: these are parcels to the south of Preston that are too contained to make a significant contribution to Purpose 2, and the areas affected by urbanising development that are noted under the Purpose 3 summary. Of these, the area between Preston and Lostock Hall that contributes to Purpose 4 makes a moderate contribution to three purposes, and the others make a moderate contribution to both Purpose 2 and Purpose 3.

4.27 There is only one area of urbanising development, at Buckshaw Village (Parcel 19), that is large enough to define as a strategic parcel. This parcel's lack of openness means that it makes no contribution to any of the Green Belt purposes.

4.28 At a broad, strategic scale, there is no evidence that the extensive open countryside areas – the EN1 'open countryside' to the north of Preston and the BNE2 'other open countryside' to the east of Chorley) – would make less of a contribution to the Green Belt purposes than is the case for land within the existing Green Belt. Instead, the area to the northeast of Preston in particular stands out as being one of the few locations in which land rates significant for its contribution to three of the Green Belt purposes.

4.29 The other non-Green Belt open land designations, safeguarded land (G3 and BNE3) and 'protected open land' (G4), are all too small to constitute strategic parcels in their own right, but any weaker contribution or limited impact on adjacent Green Belt land is discussed in the summary of potential harm below.

Figure 4.6: Highest contribution to Green Belt purposes



- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Highest rating (Purpose 1-4)**
- Four significant ratings
 - Three significant ratings
 - Two significant ratings
 - One significant rating
 - Four moderate ratings
 - Three moderate ratings
 - Two moderate ratings
 - One moderate rating
 - Four limited / no contribution

Map scale 1:140,000 @ A3

Summary of potential harm

4.30 At a strategic scale there is little Green Belt land that doesn't make a significant contribution to at least one purpose, and in many cases there is also limited scope for strategic-scale release of sub-parcel areas without causing higher levels of harm to at least one Green Belt purpose. The principal areas where any strategic release is likely to cause the greatest harm are:

- Parcels lying in the more fragile settlement gaps, such as those retaining distinction between towns within the Preston-Chorley urban area.
- Parcels that are separated from the Preston-Chorley urban area by motorways – the M55 to the north and M6 and M61 to the east – or prominent landform and land cover – the Yarrow Valley to the south and west of Chorley.

4.31 Although, as a strategic-scale assessment, the study has not considered the harm of Green Belt release in detail, the parcel assessments give some indication of the potential for releases that could demonstrate some limiting of harm. The individual parcel assessments have identified a number of areas where some degree of variation in harm, for areas greater than 10ha in size, can be found.

Within the Preston-Chorley area

4.32 Scope for strategic expansion in the spaces between the settlements that form the Preston-Chorley large built-up area is very limited, given the narrowness of gaps, but there are a few locations where impact on Purpose 2 would be limited – for example adjacent to Walton-le-Dale (in parcel P10) and on safeguarded land at Pear Tree Lane (in parcel P22), Lostock Hall (in parcel P54) and Farington Moss (parcel N21).

On the outer edges of the Preston-Chorley area

4.33 Although typically the Preston-Chorley urban area is fairly well contained by major roads and sloping landforms, there are a few locations on its outer fringes where weaker boundaries and urbanising visual influence mean that strategic-scale development could be limited to land that doesn't make a significant contribution to any Green Belt purpose. Any such development will still constitute sprawl of a large built-up area as well as encroachment on the countryside, and will typically cause a knock-on weakening of adjacent Green Belt land. Examples are areas to the south of Leyland (in parcels P23 and P24) and in the Open Countryside (EN1 policy area) to the west of Preston (in parcels N5, N6 and N7).

4.34 In a few instances there are locations around the Preston-Chorley fringes where land makes a significant contribution to the Green Belt purposes but impact on the wider Green Belt would be limited by landscape elements which provide strong boundary containment. This is the case to the southwest of Euxton (in parcel P15), to the east of Whittle-le-Woods (the safeguarded parcel N22) and between Preston and the M6 (in parcel N18).

4.35 There are several locations where land adjacent to the Preston-Chorley urban fringe makes a less than significant contribution to the Green Belt purposes and also could be released without much impact on the wider Green Belt. The principal example is land in Preston's Other Open Countryside (EN1) that lies between the urban edge and the route of Preston Western Distributor Road (in parcels N6 and N7).

Adjacent to other towns and villages

4.36 Where settlement gap weakening can be avoided, there are locations adjacent to Adlington and Coppull, the smaller towns to the south of Chorley, where smaller strategic areas could be released without affecting land which makes a strong contribution to any purpose. Usually this will result in a knock-on weakening of adjacent Green Belt land, but there is stronger containment

Chapter 4 Assessment Findings

between Adlington and the M61 (in parcel 26) and in the safeguarded areas that are more enclosed by the inset settlement edge.

4.37 In terms of harm to the Green Belt purposes, the release of land adjacent to some of the smaller inset settlements, where narrow settlement gaps are not a concern, offers more scope for limiting impacts. In such instances, the prevention of encroachment on the countryside (Purpose 3) is the only purpose that would be affected, and there are several locations in which such a release could either be limited to land which lacks strong distinction from the settlement, or which could be contained by a boundary feature that would limit the impact on the contribution of adjacent Green Belt land to a minor level, or in a few cases both of these. The principal locations where both the above would apply are in areas where villages are close together: this is the case in the area between Higher Walton, Coup Green, Gregson Lane and Hoghton (parcel P8), between Brinscall and Abbey Village (parcel P4), and between Longton, Walmer Bridge and Much Hoole (in parcel P60, where washed-over development also has an urbanising impact). It is recognised that the loss of separation between villages might be a concern, but purely in terms of the NPPF Green Belt purposes it is gaps between towns that are more of a concern.

4.38 Many other smaller settlements have some adjacent land which doesn't make a significant contribution to any Green Belt purpose; examples are Charnock Richard (in parcel P35), Croston (in parcels P42 and P43) and Goosnargh (in parcels N15 and N16).

Land with limited openness

4.39 Aside from Buckshaw Village, the only full parcel which lacks openness (parcel P19), the only sizeable area of urban development is to the west of Longridge (in parcel N17). Elsewhere there are areas with quite extensive washed-over development which, although typically linear in form and so reducing openness in a limited area, have an urbanising influence that affects adjacent open land. This is the case, for example, between Longton and Walmer Bridge (in parcel P60).

Chapter 5

Next Steps

5.1 The study will be used by the Central Lancashire authorities alongside other pieces of evidence to shape Green Belt and associated open countryside and settlement setting policy. This may include establishing the necessary exceptional circumstances for making alterations to the designation's boundaries (if required), including the exploration and definition of strategic extensions to the Green Belt and the identification of preferred site options and reasonable alternatives for release within the existing designation.

5.2 Further detailed Green Belt and landscape assessment work will be required to inform this process if any sites/ areas within the Green Belt are proposed for release, or if new Green Belt is proposed. If any sites are proposed for release from the Green Belt, further work will also be required setting out how any harm to the Green Belt could be minimised and how the remaining Green Belt will be enhanced in line the requirements set out in paragraph 142 of the NPPF:

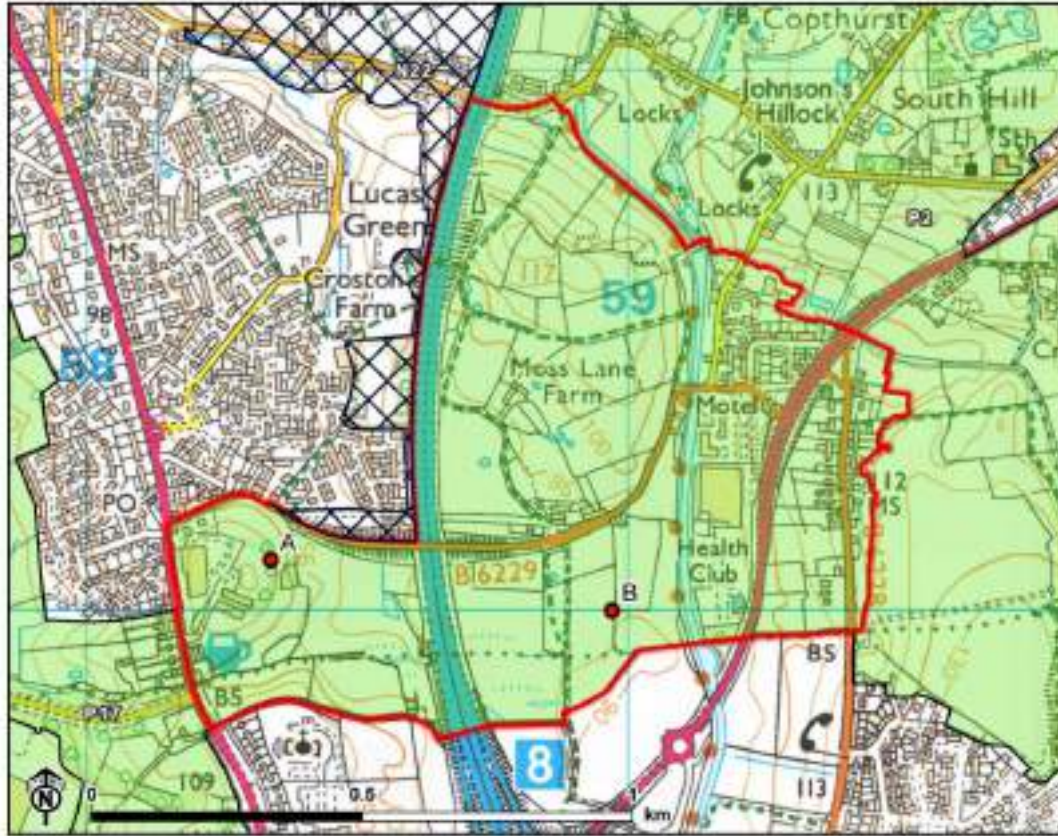
"Where it has been concluded that it is necessary to release Green Belt land for development, plans shouldalso set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land." .

Appendix A Parcel Assessment Outputs

Appendix A

Parcel Assessment Outputs

Parcel P1



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- P1
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land

Land in between Whittle-le-Woods to the north and north west and Chorley to the south, comprising largely of agricultural land. In the western part of the parcel there is some residential and commercial development along Preston Road. To the east of the M61, there is a larger area of residential and commercial development either side of the A674 Millennium Way that is too developed to make any contribution to Green Belt openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel is directly adjacent to Whittle-le-Woods to the north and west and Chorley to the south, both of which form part of the Preston-Chorley large built-up area. The M61 is a strong boundary feature that creates strong distinction between the east of the parcel and the inset area of Whittle-le-Woods.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The west of the parcel lies in a very narrow gap between Whittle-le-Woods and Chorley. There is some urbanising development along Preston Road within the settlement gap that reduces perceived separation. Land to the east of the M61 is peripheral to this very narrow gap, but taking into consideration the washed-over but urbanising development along the A674 the parcel's open areas are still important in maintaining gaps between Chorley and Whittle-le-Woods.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some residential and commercial development the parcel generally has rural uses. Land in the east of the parcel, to the north of the B6229, has strong distinction from Whittle-le-Woods due to the presence of the M61, and the Leeds and Liverpool Canal also forms a strong boundary to the washed over but urbanising development to the east. The elevation of this land above the adjacent developed areas adds to its distinction. Development in these parts of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special

character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

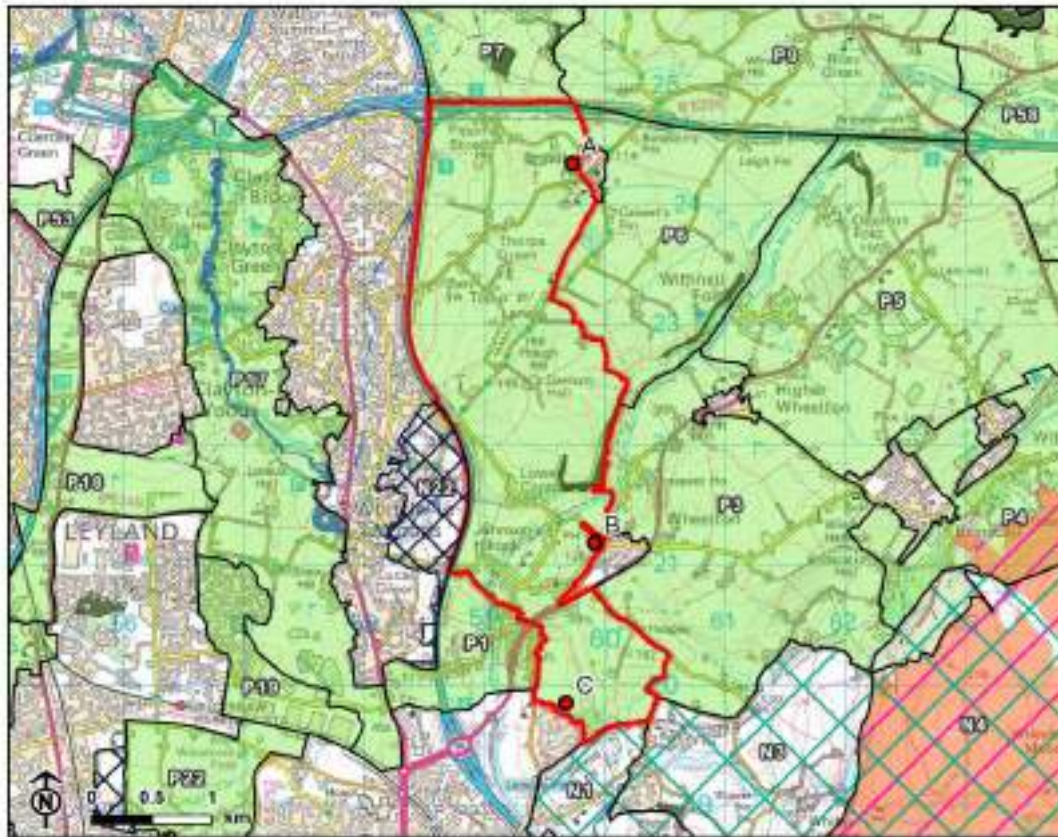
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong boundary between the east of the parcel and the large built-up area and therefore there are no strategic areas within this part of the parcel that can be identified as making a weaker contribution. Any eastward expansion of Whittle-le-Woods or north-eastward expansion of Chorley beyond this boundary feature would constitute significant sprawl of the large built-up area. Release of land to the north of the B6229 would still leave a gap to Chorley to the south, but would result in increased containment of this area. Additionally, a strategic scale release in this area would leave little justification not to also release the washed over development to the east. This area, between Great Knowley and South Hill is developed to an extent that it makes little contribution to Green Belt purposes.

Distinction is weaker in the western half of the parcel (map point A), to the west of the M61, as this area is only separated from the inset urban areas by Moss Lane and tree cover to the north and Halliwell Lane and tree cover to the south, and washed over but urbanising development lies within the Green Belt here. Distinction is also weaker between land in the southeast of the parcel (map point B) and the as yet undeveloped inset area of Chorley to the south. As a result, these areas make a weaker contribution to preventing sprawl of the large built-up area and preventing encroachment on the countryside. However, any strategic scale release in this area would result in merging of the towns of Whittle-le-Woods and Chorley, to the detriment of Purpose 2.

Parcel P2



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- | | | | |
|---|---|---|---|
|  | P2 |  | Policy BNE3 and G3:
Safeguarded land |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Sites of Special Scientific Interest |
|  | Neighbouring Local Authority |  | Scheduled monument |
|  | Green Belt |  | Ancient woodland |
|  | Location referenced in
assessment text |  | Open access land (CRoW Act) |
|  | Policy BNE2: Other open
countryside |  | Flood zone 3b |

Land to the east of Whittle-le-Woods and the M61, comprising largely of agricultural land. The River Lostock passes through the southern half of the parcel from west to east and the inset settlement of Wheelton lies to the southeast of the parcel. The inset settlement of Brindle lies to the northeast of the parcel. The small washed over Hamlet of Top o' th' Lane lies within the east of the parcel and there are a number of small, isolated clusters of residential dwellings on narrow rural roads throughout the parcel, none of

which have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly to the east of Whittle-le-Woods, which forms part of the Preston-Chorley large built-up area. The M61 to the west is a strong boundary feature that creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap (>6km) between Whittle-le-Woods and Blackburn and Darwen to the east, with wooded slopes between the two acting as significant separating features. The M65 between Whittle-le-Woods and Blackburn and Darwen acts as a connecting feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Whittle-le-Woods and the inset settlements of Brindle and Wheelton. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong boundary between the east of the parcel and the large built-up area. Any eastward expansion of Whittle-le-Woods would cross this boundary and constitute significant sprawl of the large built-up area and encroachment on the countryside. Land directly to the west of the inset settlement of Brindle (map point A) in the northeast of the parcel has weak distinction from this smaller inset area. Given the distance of this settlement from the urban edge of Whittle-le-Woods, development adjacent to this settlement would not be considered sprawl of the large built-up area, but any release would have some knock-on impact on the contribution of adjacent land to Purpose 3.

Land to the northwest of Wheelton has weaker distinction from the settlement (map point B) where there are only garden boundaries at the inset edge. The Leeds and Liverpool Canal to the northwest provides an existing development along Kenyon Lane reduces the impact that any release would have on the contribution of adjacent Green Belt.

Great Knowley lies on the south side of a hill, so land to the north (map point C) retains some distinction from it despite a lack of strong boundary features. However, washed-over development to the northwest weakens this area's distinction from urbanising influences, and tree cover around the base of the hill would limit the impact of any release on adjacent Green Belt land.

Parcel P3



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- P3
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE2: Other open countryside
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Ancient woodland
- Open access land (CRoW Act)
- Flood zone 3b

Land to the east of Whittle-le-Woods and north east of Chorley, with the inset settlements of Wheelton, Higher Wheelton and Brinscall lying to the west, north and east of the parcel respectively. The small hamlet of Heapy lies within the southwest of the parcel and there are several clusters of residential dwellings located along and set back from the narrow rural roads that cut through the parcel. Great Knowley also lies to the southwest of the parcel in the inset area. The parcel is comprised largely of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel is located over 1km east of Whittle-le-Woods and northeast of Chorley, which both form part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to sprawl of the large built-up area. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap (>6km) between Whittle-le-Woods and Blackburn. However, the A674 that passes through the northern half of the parcel acts as a connecting feature between Chorley and Blackburn, and taking the large size of the settlements into consideration land is considered to make a moderate contribution to maintaining separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and the rising landform creates strong distinction from the adjacent inset settlements of Wheelton, Higher Wheelton, Brinscall and Great Knowley. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from urbanising influences, so development would constitute significant encroachment on the countryside. The A674 forms a strong boundary to the south of Wheelton, increasing the distinction of the open countryside to the south.

Fields to the south of Higher Wheelton (map point A) are only separated from the settlement by garden boundaries and sparse tree cover, but the rising landform retains a sense of distinction, and in the absence of strong alternative Green Belt boundaries any release would impact the contribution of adjacent Green Belt. Fields to the northwest of Higher Wheelton also retain strong distinction from the settlement due to a slope, but a release in this area would have limited impact on adjacent Green Belt due to the containing presence of the Leeds and Liverpool Canal.

Parcel P4



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- | | |
|--|--|
|  P4 | Absolute Constraint(s) |
|  Neighbouring parcel |  Sites of Special Scientific Interest |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Open access land (CRoW Act) |
|  Green Belt | |
|  Location referenced in assessment text | |
|  Policy BNE2: Other open countryside | |

Land between the West Pennine Moors and the inset villages of Brinscall, Withnell and Abbey Village. The parcel is comprised largely of agricultural land. The two notable exceptions are the pockets of woodland and Withnell Quarry to the south of Withnell and the timber mill and associated commercial forestry off Dole Lane to the south of Abbey Village. The River Roddlesworth forms the eastern boundary of the parcel and The Goit canal lies to the southwest. Land in the southern part of the parcel lies within the West Pennine

Moors SSSI and so is excluded from consideration in this assessment.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Whittle-le-Woods and Chorley to the west, which forms part of the large Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing its sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a wide gap (>6km) between Whittle-le-Woods and Blackburn and Darwen to the east, with woodland and high ground between the two acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and The Goit and wooded slopes around it create strong distinction from the adjacent inset settlements of Brinscall, Withnell and Abbey Village. Development in the south of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The Goit canal forms a consistent boundary feature to the south of Brinscall, Withnell and Abbey Village. As such, any strategic scale release in the south of the parcel would cross this boundary and constitute significant encroachment on the countryside, particularly where the land slopes higher to the south.

However, land on the slopes to the southwest and northeast of each village typically has relatively weak distinction from the inset settlement areas. Expansion into the gaps between the three villages would weaken the contribution of any remaining open land in these areas, but lower, wooded ground to the south east, and the ridge top to the north/northwest, would limit the impact of development on the wider Green Belt in these directions. To the northeast of Abbey Village and southwest of Brinscall there would be a knock-on impact on land that currently has stronger separation from the villages. Map points indicate areas of weaker contribution adjacent to Dick Lane (map point A), in the relatively contained, and to the south narrow, gap between Brinscall and Withnell (map point B) , to the northeast of Withnell (map point C) and southwest of Abbey Village (map point D).

Parcel P5



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- | | | |
|---|--|--|
|  | P5 | Absolute Constraint(s) |
|  | Neighbouring parcel |  Sites of Special Scientific Interest |
|  | Central Lancashire boundary |  Ancient woodland |
|  | Neighbouring Local Authority |  Open access land (CRoW Act) |
|  | Green Belt | |
|  | Location referenced in assessment text | |
|  | Policy BNE2: Other open countryside | |

Land to the north of the villages of Brinscall, Withnell, Abbey Village and High Wheelton, and south of the M65. There is some urbanising development in the vicinity of Oakmere Avenue, south of Withnell Fold, but the parcel is comprised largely of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Whittle-le-Woods and Clayton-le-Woods form part of the Preston-Chorley large built-up area, and Blackburn together with Darwen is also a large built-up area. The parcel lies a significant distance, and has very strong distinction, from both large built-up areas, so does not contribute to preventing their expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a gap of around 6km between Clayton-le-Woods to the west and Blackburn to the east, with intervening higher ground acting as a significant separating feature, but the M65 provides a direct link that weakens perceived separation of the towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlements to the south. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset areas, away from urbanising influences, where strategic expansion of any inset settlement would constitute significant encroachment on the countryside.

Brinscall and Withnell lie on the southeastern side of a ridge, so any expansion of these villages up onto the ridge top or down the other side would mark a significant change in settlement extent.

Parcel P6



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- P6
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland

Land between Clayton-le-Woods / Whittle-le-Woods and Blackburn, to the west of the Leeds and Liverpool Canal and south of the M65, with the settlement of Brindle lying to the northwest of the parcel. The parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The inset village of Brindle lies in between the parcel and the nearest parts of the Preston-Chorley large built-up area, and the inset village of Higher Weelton lies nearby to the south. The parcel has a weak relationship with the large built-up area, and therefore makes no contribution to preventing its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel makes a moderate contribution to preventing neighbouring towns from merging into one another. Land lies in a wide gap of around 6km between Whittle-le-Woods and Blackburn and Darwen to the east, with higher ground between the two acting as a significant separating feature, but the M65 provides a direct link that weakens perceived separation of the towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlement. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from any inset area, where urbanising influences are weak and development would constitute significant encroachment on the countryside. The inset village of Brindle is small and has sufficient tree cover around its northern and eastern edges to prevent any significant urbanising influence over strategically-sized areas of land.

Parcel P7



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Land to the east of the M61 between Bamber Bridge and the settlements of Higher Walton and Gregson Lane. Fowler Brook, Drum Head Brook and Bank Head Brook lie within the parcel with adjacent areas of woodland. The parcel is comprised largely of agricultural land. There are some individual residential dwellings within the parcel, but they do not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly to the east of Bamber Bridge, which forms part of the Preston-Chorley large built-up area. The M61 to the west is a strong boundary feature that creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around 6km between Bamber Bridge and Blackburn to the east, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton increases the fragility of the gap and the railway line and the M65 act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from urban areas. The M6 and M61 form a strong boundary to Bamber Bridge and Walton Summit, and well-treed stream valleys create strong distinction from Gregson Lane and Higher Walton. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any eastward expansion of Bamber Bridge or Higher Walton would breach the motorways that form a consistent boundary to the whole of the Preston-Chorley urban area, and there is no scope for strategic-scale expansion of Higher Walton or Gregson Lane without crossing strong boundary features.

Parcel P8



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Land to the east of the villages of Higher Walton and Gregson Lane, south of the River Darwen and Beeston Brook and north of the railway line. The parcel is also adjacent to the inset villages of Coup Green and Hoghton. There is little urbanising development outside of the villages, and most land is in agricultural use. The parcel includes an area of Protected Open Land (South Ribble Policy G4) to the west of Daub Hall Lane at Gregson Lane.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The inset village of Higher Walton is close to the Preston-Chorley large built-up area and the chain of settlements between Higher Walton and Hoghton lack strong distinction from each other. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around between Bamber Bridge and Blackburn to the east, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton increases the fragility of the gap and the railway line acts as a connecting feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel generally has rural uses but the close proximity of the settlements of Gregson Lane, Coup Green, Hoghton and Higher Walton means that land here lacks strong distinction from these urban areas. Development would be a moderate encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**Equal contribution**

All Green Belt land is considered to make an equal contribution to this purpose.











Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Checking sprawl of a large built-up area (Purpose 1), preventing towns from merging into one another (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Most areas of the parcels are close enough to one or other of the four villages for there to be a degree of urbanising influence, which limits contribution to both purposes. Any strategic release of land would weaken remaining gaps between settlements, but harm is limited because these are villages rather than towns, and strong separation from both Bamber Bridge / Walton Summit and Blackburn would remain.

Parcel P9



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|  P9 |  Policy G4: Protected open land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Registered parks and gardens |
|  Location referenced in assessment text | |

Land between Bamber Bridge and Blackburn with the M65 lying to the south and the railway line lying to the north. The settlements of Gregson Lane and Houghton lie to the northwest of the parcel. The parcel is largely comprised of agricultural land, but Houghton Tower Registered Park and Garden lies in the north of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel has strong separation from both the Preston-Chorley and Blackburn-Darwen large built-up areas, and so doesn't contribute to preventing the sprawl of either. Land closer to these large built-up areas performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around 6km between Bamber Bridge and Blackburn to the east, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton to the north increases the fragility of the gap and the M65 and railway line act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlement, due to the prevalence of elevated ground in the parcel. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from any inset area, away from urbanising influences where development would constitute significant encroachment on the countryside. Parts of two inset villages, Gregson Land and Hoghton, abut the parcel. The railway line and rising land create strong distinction from the southern edge of Gregson Lane (map point A) , but, there are a number of fields adjoining the edge of Hoghton south of the railway line (map point B) that have weaker distinction from the inset settlement.

Parcel P10



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|--|-------------------------------|
| P10 | Policy EN1: Open countryside |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Scheduled monument |
| Neighbouring Local Authority | Ancient woodland |
| Green Belt | Flood zone 3b |
| Location referenced in assessment text | |

Land between Walton le Dale and the M6. The River Darwen is located to the south of Higher Walton Road in the southern half of the parcel, with a garden centre and residential development lying to the north adjacent to the A675 and a large wooded area lying to the south. The development within in the parcel does not have a significant impact on openness. There are horticultural glasshouses in the west of the parcel, but this is considered acceptable development in the Green Belt and therefore does not diminish openness.

Land north of the A675 is occupied by agricultural land. Large areas of the south of the parcel are constrained by Ancient Woodland and Flood Zone 3b.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Walton-le-Dale, which forms part of the large built up area. Tree cover in the southern half of the parcel is a strong boundary feature creating strong distinction between the parcel and the inset area and land in the north of the parcel slopes downwards away from Cuerdale Lane.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Walton le Dale and Preston to the north, with the River Ribble acting as a significant separating feature. However, the two settlements are already linked to an extent by development to the west.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some residential development to the north of the River Darwen in the southern half of the parcel, the parcel generally has rural uses and contains land that has strong distinction from Walton-le-Dale to the south of the River Darwen and in the northeast of the parcel due to landform sloping away from the inset area. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

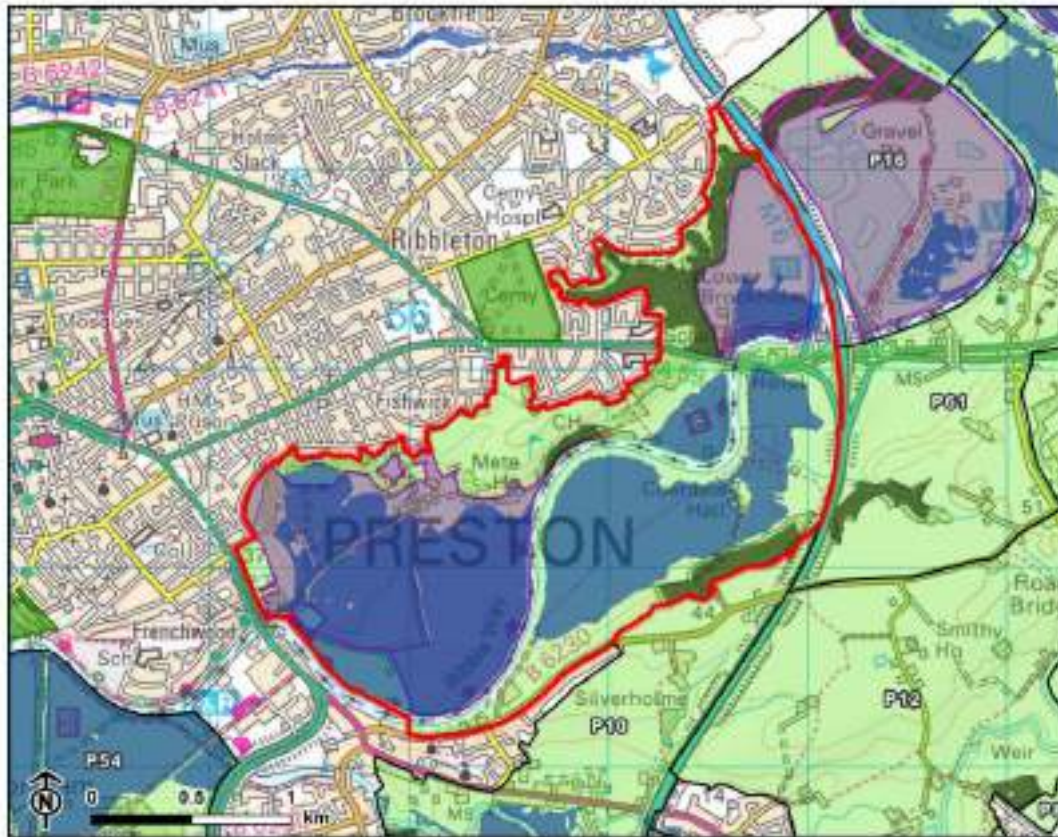
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Preventing sprawl of the large built-up (Purpose 1) area may also be a consideration despite the parcel being contained to an extent by inset development and the M6 to the east. There is less potential for strategic scale release in the south of the parcel due to dense tree cover creating strong distinction between the parcel and the inset area and areas constrained by Flood Zone 3b. However, land in the southwest of the parcel, north of the River Darwen, (map point A) has weaker distinction from the adjacent urban edge to the north. The presence of washed-over development between the A675 and the River Darwen and Flood Zone 3b to the east reduces the impact on the wider Green Belt that any release would have.

Parcel P11



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- P11
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy EN1: Open countryside
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Registered parks and gardens
- Flood zone 3b

Land to the southeast of Preston, to the north and south of the River Ribble. The north of the parcel comprises large areas of woodland , some of which is constrained as Ancient Woodland, whilst the south of the parcel is largely comprised of agricultural land that is constrained by Flood Zone 3b . The M6 forms the eastern boundary of the parcel. There is some commercial development adjacent to the M6 junction in the east of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Preston and Walton-le-Dale, both of which form part of the Preston-Chorley large built-up area. Wooded slopes in the northern half of the parcel are a strong boundary feature creating strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Walton-le-Dale and Preston to the north, with the River Ribble acting as a significant separating feature. However, the two settlements are already linked to an extent by development to the west.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Preston and Walton-le-Dale, due to the presence of steep-valley edge slopes and the flat floodplain landform within the parcel. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.










Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Preventing sprawl of the large built-up area (Purpose 1) may also be a consideration. Any southward expansion of Preston would mean crossing the steep ridge and dense tree cover that form a strong and consistent boundary feature, resulting in significant encroachment on the countryside. As such, there are no opportunities for strategic-scale release in this parcel without loss of significant contribution and a knock-on weakening of adjacent Green Belt land. However, either the River Ribble or steep wooded slopes that form the outer edge of the parcel, together with the M6, would constitute strong alternative boundaries that would limit harm to the wider Green Belt in the event of a release.

Parcel P12



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|--|--|
|  P12 | Absolute Constraint(s) |
|  Neighbouring parcel |  Sites of Special Scientific Interest |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Flood zone 3b |
|  Green Belt | |
|  Location referenced in assessment text | |

Land to the southeast of Preston, to the east of the M6, south of the B6230 and north of the settlements of High Walton and Coup Green. The River Darwen lies to the east and within the southeast of the parcel. The majority of the parcel is comprised of agricultural land. There is some commercial development in the southeast of the parcel but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Open land to the west of the M6 plays the principal role and preventing sprawl of the Preston-Chorley large built-up area, which includes intervening settlements such as Walton-le-Dale. Development in this parcel would not be perceived as expansion of the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east. The A59 and A677 to the north of the parcel acts as connecting features between the settlements, but higher ground between the two acts as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

In general, the parcel has rural uses. It contains land that has strong distinction from all urban areas, with the M6 creating a strong boundary to the urban areas to the west, and a strong slope creating distinction from the village of Higher Walton to the southwest. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

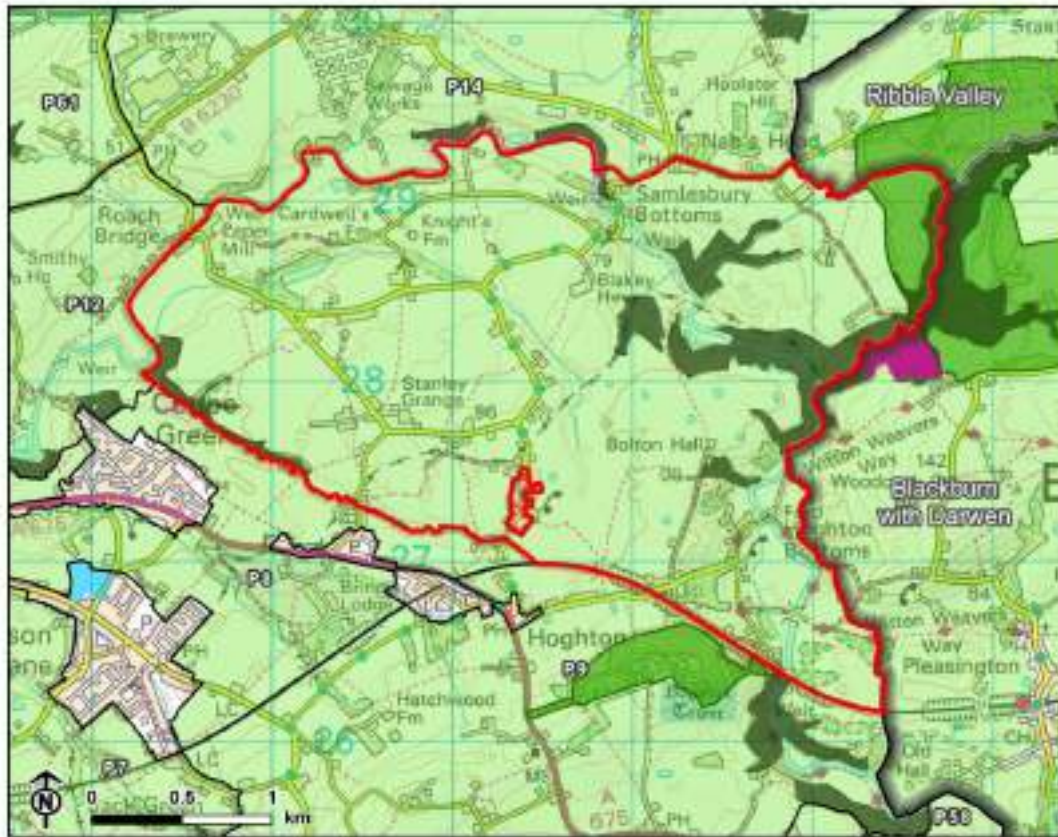
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset area, away from urbanising influences and development would constitute significant encroachment on the countryside. Land to the east of Higher Walton (map point A) has weaker distinction from the inset area as it is only separated from residential development to the west by garden boundaries, and the Bannister Hall Works adds some urbanising influence within the Green Belt. The River Darwen and dense tree cover to the south and east would provide a strong alternative Green Belt boundary here, and sloping land to the north would provide some distinction from adjacent Green Belt to the north.

Parcel P13



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- P13
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy G4: Protected open land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Registered parks and gardens

Land between Preston and Blackburn with the railway line lying to the south. The River Darwen passes through the parcel from west to east and the village of Samlesbury Bottoms lies adjacent to River Darwen Section SSSI in the central region of the parcel. There is a small area of inset development in the south of the parcel along Gib Lane. There are smaller areas of residential throughout the parcel, but these do not have a significant impact on openness and the parcel is largely characterised by agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 2km east of Bamber Bridge and Walton le Dale, which both form part of the large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs this role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east, with wooded slopes between the two acting as significant separating features. The A677 to the north of the parcel acts a connecting feature between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Coup Green and Hoghton to the southwest and inset development on Gib Lane. A woodland belt on the south boundary of the parcel contributes to this distinction. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

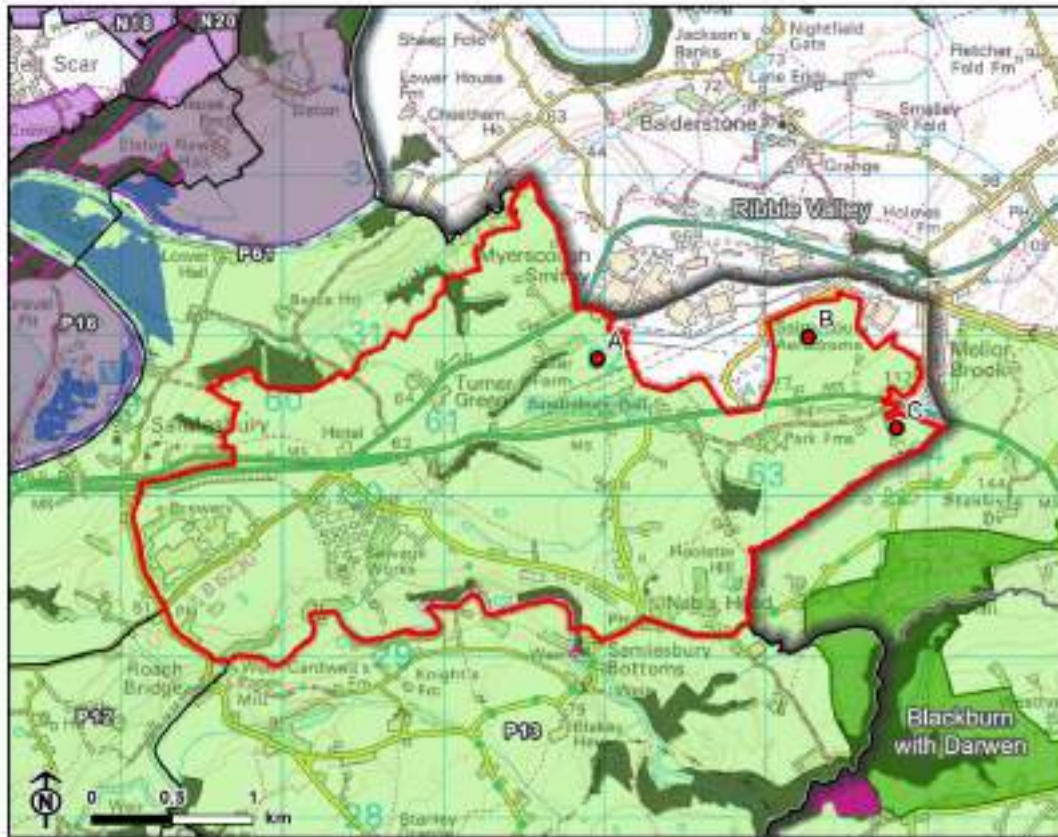
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The majority of the parcel lies at some distance from inset areas, away from urbanising influences and would constitute significant encroachment on the countryside. The area of inset development along Gib Lane in the south of the parcel is too small to have a significant urbanising influence at the strategic scale.

Parcel P14



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|--|--|
|  P14 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the west and south of Samlesbury Aerospace Enterprise Zone and land to the south of the A677. The A59 passes through the western half of the parcel, beside which there is some commercial development, but this does not have a significant impact on openness. There are also areas of residential development adjacent to the A677 within the parcel, but these do not have a significant impact on openness. The parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel lies over 2km from Preston to the west, which forms part of the large Preston-Chorley large built-up area. The parcel does not therefore contribute to sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east, with wooded slopes between the two acting as significant separating features; however, urbanising development at Samlesbury Aerospace Enterprise Zone and the settlements of Mellor Brook and Mellor increases the fragility of the gap, and the A677 to the south of the parcel acts as a connecting feature between settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some residential and commercial development the parcel generally has rural uses, and wooded stream valleys and main roads create separation between the inset development at Samlesbury Aerospace Enterprise Zone and Mellor Brook and much of the parcel. Development beyond these wooded valleys and main roads would generally be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic towns.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Most of the parcel is physically and visually well removed from inset development, and tree cover also minimises the urbanising influence of washed-over development

Land to the southwest of Samlesbury Aerospace Enterprise Zone (map point A) has weak distinction from the urban area, given that there is no boundary feature at the urban edge, and dense tree cover around Huntley Brook to the south and west would provide strong alternative Green Belt boundaries.

Similarly, land directly to the southeast of Samlesbury Aerospace Enterprise Zone (map point B) also has weak distinction from the urban area, with no boundary features to create distinction from the large scale development to the north, and the A677, which already forms the Green Belt boundary in the vicinity of the Enterprise Zone entrance road, would similarly form a boundary to any further expansion. Land slopes uphill eastwards towards residential development within Mellor Brook, which currently maintains some distinction between commercial and residential areas, but no land within the area contained by the Enterprise Zone, Mellor Brook and the A677 has strong distinction from urbanising development.

The A677 forms a consistent boundary feature to the south of Samlesbury Aerospace Enterprise Zone and most of Mellor Brook, but there is linear residential development at Mellor Brook along the south side of the main road. Rising slopes to the south mark an increase in sense of distinction from the urban area, but there is flatter ground in between that has weaker distinction (map point C), where the harm of release would consequently be lower.

Parcel P15



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- P15
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Flood zone 3b

Land to the southwest of Euxton, comprising mostly of parkland and agricultural fields to the east of the M6 and either side of the River Yarrow, which runs east-west through the parcel. There is some residential development along roads within the parcel, but this is low in density and does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Euxton, which forms part of the Preston-Chorley large built-up area. Tree cover adjacent to much of the inset edge, largely associated with watercourses, creates strong boundary distinction between the parcel and the urban area so development crossing into the parcel would constitute significant sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land is too peripheral to the gaps between Euxton and Chorley, and between Euxton and Coppull, to make more than a limited contribution to preventing the coalescence of towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is characterised by rural uses and contains land that has strong distinction from Euxton due to the presence of dense tree cover to the east. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic towns.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

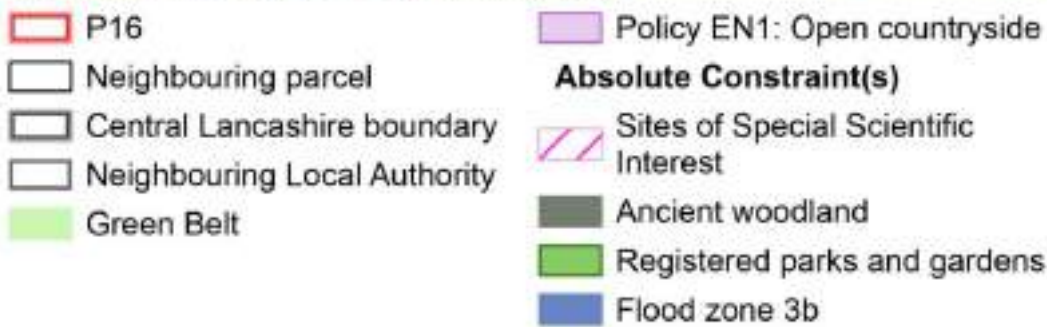
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense tree cover forms a consistent boundary between Euxton and any strategically-sized areas within the parcel. Any expansion of Euxton into this parcel would therefore result in the loss of land which makes a significant contribution to the Green Belt purposes; however, the M6 to the west would form a strong alternative boundary feature that would limit impact on the wider Green Belt were development to take place.

Parcel P16



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Land adjacent to the River Ribble, to the east of Preston and the M6. Brockholes Nature Reserve lies in the southwest of the parcel, but the majority of the parcel is comprised of agricultural land. The Red Scar and Tun Brook Woods SSSI lies adjacent to the River Ribble and there is some land within the parcel that is constrained by Flood Zone 3b. This assessment of contribution applies only to unconstrained areas. The majority of the parcel is both Green Belt and Open Countryside (Preston policy EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Preston forms part of a large built-up area that encompasses adjoining urban settlement southwards to Chorley, and the parcel has strong distinction from the large built-up area due to the presence of M6 to the west, the River Ribble and dense tree cover within Red Scar and Tun Brook Woods SSSI.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east, with wooded slopes between the two acting as significant separating features. Urbanising development at Samlesbury Aerospace Enterprise Zone and the settlement of Mellor Brook and Mellor increases the fragility of the gap. The A677 to the south of the parcel acts as a connecting feature between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel comprises a nature reserve in the southwest and agricultural land adjacent to the River Ribble. The whole of the parcel has strong distinction from Preston due to the presence of M6 to the west, the River Ribble and dense tree cover within Red Scar and Tun Brook Woods SSSI. To the east, the wooded slopes of the Ribble Valley likewise create strong distinction from inset development at the Samlesbury Aerospace Enterprise Zone. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**Equal contribution**

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Any expansion of Preston into this parcel would affect land which makes a strong contribution to the Green Belt purposes, and would have a knock-on impact on the integrity of other land in the parcel.

Parcel P17



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- | | |
|---|--|
|  P17 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Policy BNE2: Other open countryside |  Registered parks and gardens |
| |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land between Whittle-le-Woods and Clayton-le-Woods and Leyland and Buckshaw Village to the west. The parcel largely comprises wooded slopes within Cuerden Valley Park, with the River Lostock passing from north to south within the parcel. The south of the parcel comprises agricultural land and Shaw Hill Golf Course.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is almost entirely contained by the large built-up area and therefore lacks connectivity to the wider Green Belt. Where there are links to the wider Green Belt, these have been weakened by washed over development within them.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a narrow gap between Whittle-le-Woods and Clayton-le-Woods and Leyland and Buckshaw Village. Cuerden Vally and the M6 are significant separating features between Whittle-le-Woods and Leyland. However, development at Clayton-le-Woods to the west of Cuerden Valley Park increases the fragility of the settlement gap. Similarly, the gap is fragile in the south between Whittle-le-Woods and Buckshaw Village where only Shaw Hill Golf Course provides separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel comprises largely of Cuerden Valley Park, with the steeply sloping landform and woodland within the parcel creating strong distinction from Clayton-le-Woods, Whittle-le-Woods and Leyland, and allowing retention of a rural character despite the degree of containment by urban areas.

Development in the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

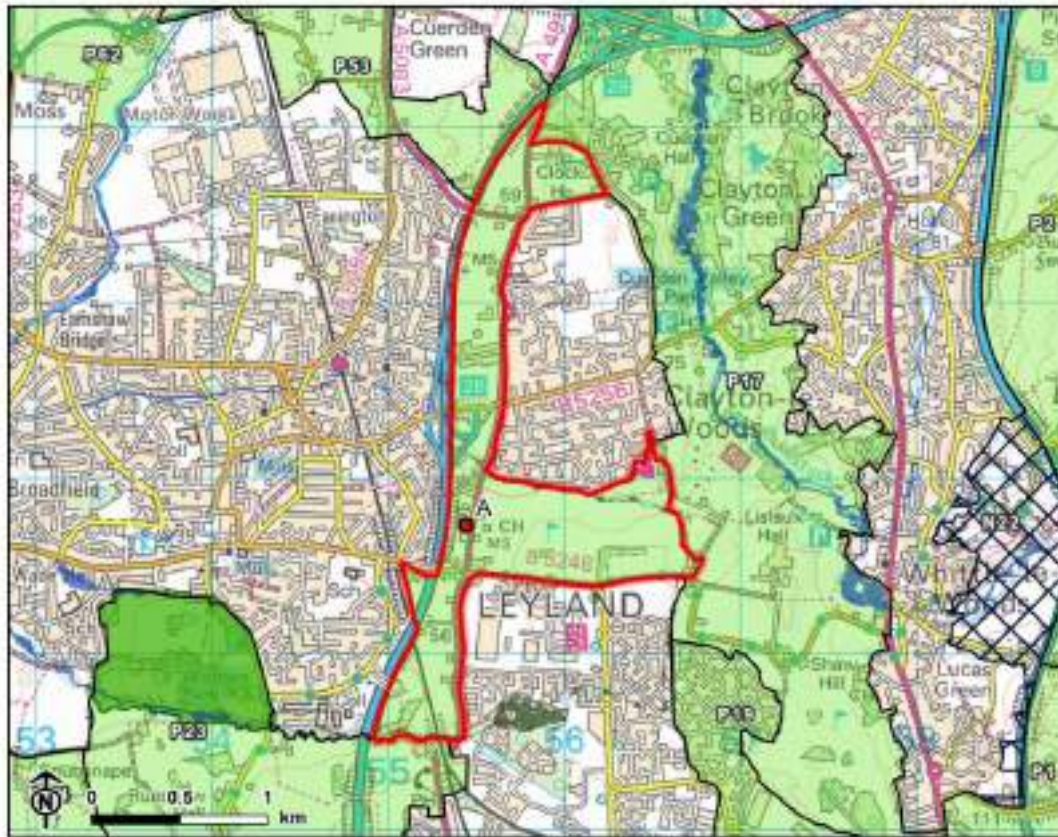
Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**Equal contribution**

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing neighbouring towns from merging into one another (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any strategic scale release in this parcel would constitute significant encroachment on the countryside, as well as weaking of the settlement gap between Whittle-le-Woods and Clayton-le-Woods and Leyland. The same is true for land at Shaw Hill Golf Club, where sloping land creates strong distinction between the parcel and the inset area.

Parcel P18



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The north and south of the parcel comprises agricultural land between Clayton-le-Woods and Leyland adjacent to the M6 and the east of the parcel comprises of Leyland Golf Course between Clayton-le-Woods and Buckshaw Village. There is an area of reduced openness in the southwest of the parcel that is occupied by Traceys Industrial Estate. There is also some residential development along Moss Lane and Lydiate Lane in the northern half of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel makes a weak contribution to preventing sprawl of the large built-up area. The parcel is entirely contained by the large built-up area and therefore lacks connectivity to the wider Green Belt.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land within the parcel makes a significant contribution to preventing neighbouring towns from merging into one another. The northern half of the parcel lies in a very narrow gap between Clayton-le-Woods and Leyland to the west. The south of the parcel also lies in a very narrow gap between Clayton-le-Woods and Buckshaw Village to the south. Although land within the parcel lacks strong distinction from urban development, due to the proximity of urbanising influences within the parcel, the remaining open land does still contribute to some distinction between Leyland and Clayton-le-Woods and Leyland and Buckshaw Village.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel has some rural uses but the narrowness of the gaps between urban areas means that nowhere has strong distinction from urban edges. Development within the parcel would only constitute a moderate encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

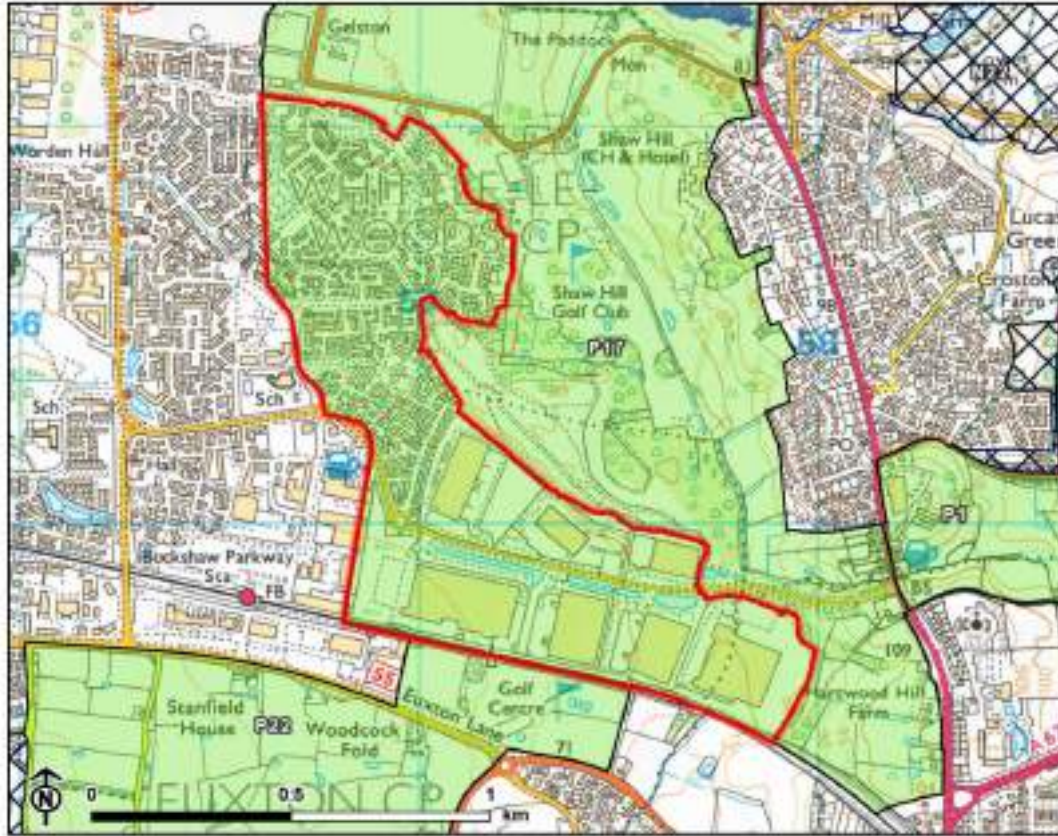
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the whole parcel lies in very narrow settlement gaps between Clayton-le-Woods and Leyland and Clayton-le-Woods and Buckshaw and any strategic scale release would result in significant narrowing of the settlement gap. There is some existing residential development along Moss Lane and Lydiate Lane in the northern half of the parcel, but any further strategic scale development adjacent to these areas would result in Clayton-le-Woods and Leyland almost becoming merged, apart from the M6 providing separation. Development at Traceys Industrial Estate, to the north of the B5248, (map point A) makes a weaker contribution to Green Belt Purpose 2 as the extent of existing development within this area reduces the impact that any further development would have.

Parcel P19



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- P19
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Flood zone 3b

The parcel comprises housing which forms the eastern part of Buckshaw Village, together with large-scale commercial buildings to the north and south of Buckshaw Avenue. The parcel is developed to the extent that it makes no contribution to Green Belt openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is entirely developed and therefore does not contribute to preventing sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel is entirely developed and therefore does not contribute to preventing neighbouring towns from merging into one another.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Limited / no contribution

The parcel is entirely developed and therefore does not contribute to safeguarding the countryside from encroachment.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.


Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The parcel is entirely developed and therefore its release would have no further impact to the contribution of adjacent Green Belt

Parcel P20



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- | | |
|---|--|
|  P20 | Absolute Constraint(s) |
|  Neighbouring parcel |  Scheduled monument |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority | |
|  Green Belt | |
|  Policy BNE2: Other open countryside | |

Land to the southeast of Chorley and to the east of the M61, lying in the valley of the River Yarrow. There are areas of residential development in the south and north of the parcel, but these do not have a significant impact on openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies adjacent to the southeast of Chorley, which forms part of the Preston-Chorley large built-up area, and the M61 creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and has strong distinction from Chorley, due to the presence of the M61 to the west and the steep valley slopes of the River Yarrow within the parcel. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

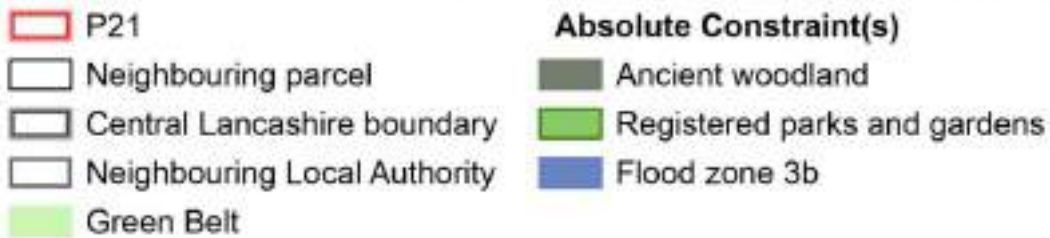
Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant

considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong boundary between the parcel and Chorley to the northwest. As such, there are no strategic areas within the parcel that could be identified as making a weaker contribution. Any southeastward expansion of Chorley beyond this boundary feature would constitute significant sprawl of the large built-up area and significant encroachment on the countryside.

Parcel P21



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Land between Euxton and Chorley, comprising largely of agricultural land and some areas of woodland. There is some land constrained by Flood Zone 3b adjacent to the River Yarrow in the southern half of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The parcel's contribution to preventing sprawl is limited due to being contained to an extent by Euxton and Chorley, which both form part of the Preston-Chorley large built-up area. However, the parcel still retains some connectivity to the wider Green Belt to the south.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap between Euxton and Buckshaw Village and Chorley to the southeast. The A581 to the north of the parcel acts as a connecting feature between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is generally comprised of rural uses and tree cover at much of the inset edge creates strong distinction from the urban areas of Euxton and Chorley. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

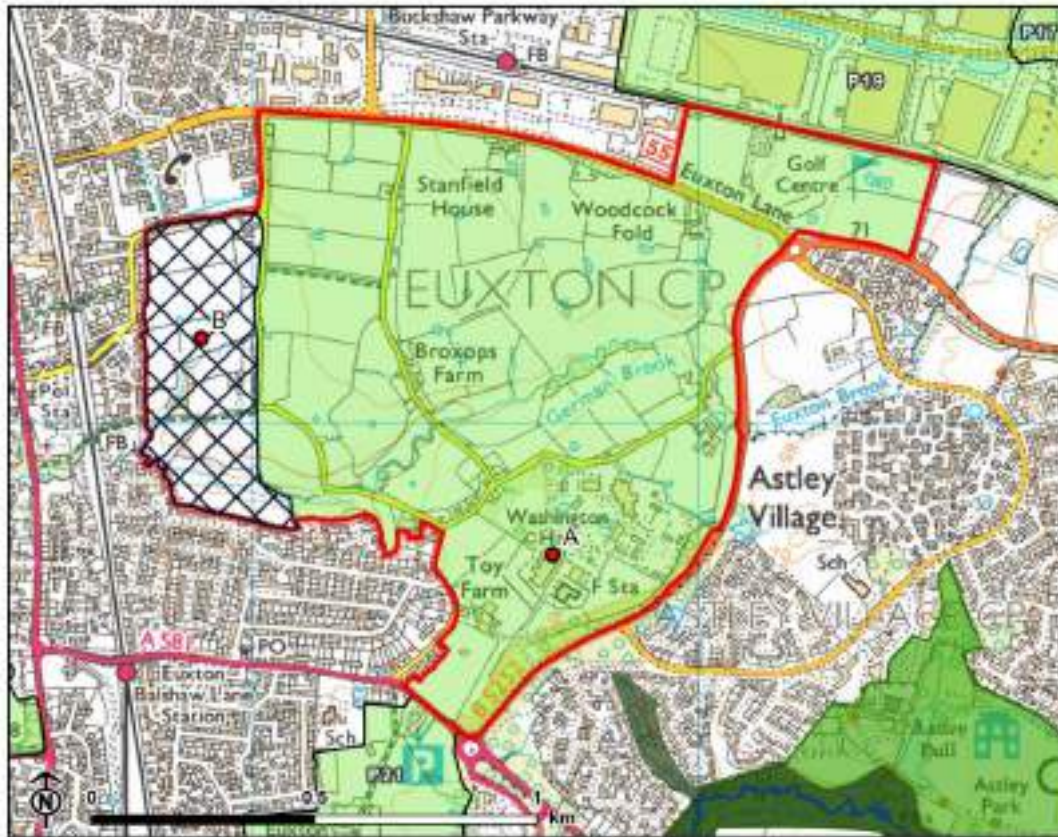
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land lies in a very narrow gap between Euxton and Buckshaw Village and Chorley and therefore any strategic release of land within the majority parcel would result in significant weakening of the settlement gap. Furthermore, dense tree cover at much of the inset edge creates strong distinction between the parcel and the inset area. As such, there are no strategic-scale areas within the parcel that make a lower contribution.

Parcel P22



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- P22
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Registered parks and gardens
- Flood zone 3b

Land between Euxton and Buckshaw Village and Chorley. The parcel is comprised largely of agricultural land, but there is some development associated with Lancashire Fire & Rescue Service and an Army Reserves base in the southeast of the parcel. However, this development does not have a significant impact on openness. An area of safeguarded land (Pear Tree Lane, Euxton) is included in the west of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is almost entirely contained by Euxton, Buckshaw Village and Chorley, which form part of the Preston-Chorley large built-up area. The parcel therefore lacks connectivity to the wider Green Belt, which limits the contribution it makes to preventing sprawl of the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap between Euxton and Buckshaw Village and Chorley to the southeast. The railway line in the north of the parcel and the A581 to the south of the parcel act as connecting features between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Although the parcel lies in close proximity to inset development on all sides it's a relatively large area with small, well-hedged fields and stronger tree cover along German Brook. This means that land closer to the core of the parcel retains a strong rural character. Development within this area would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

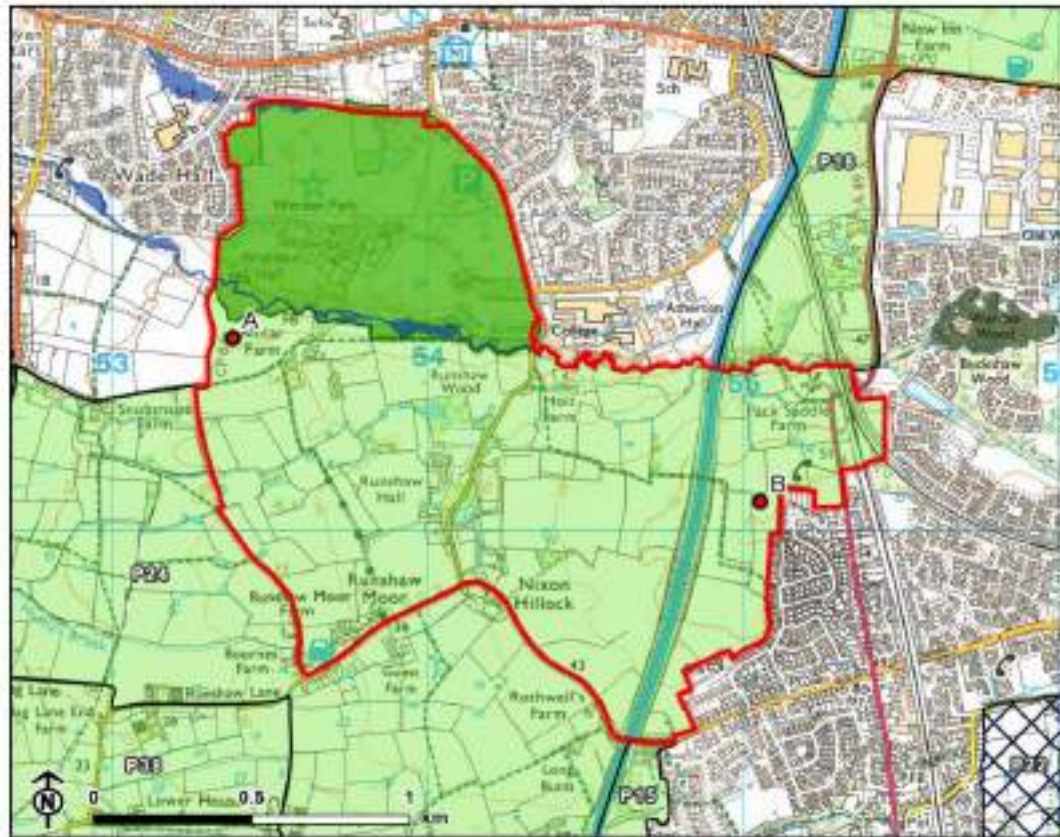
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Land lies in a very narrow gap between Euxton and Buckshaw Village and Chorley and therefore any strategic release of land within the majority parcel would result in significant weakening of the settlement gap. The wider impact of any release on the contribution of land to Purpose 3 will be limited by the parcel's containment, but any partial release within the parcel is likely in turn weaken the distinction of land in adjacent fields.

Washed-over development south of Washington Lane (map point A) weakens this area's distinction from the urban edge, but any strategic scale release in this area would contribute to merging of Euxton and Chorley.

The area of safeguarded land in the west of the parcel (map point B), other than the southern end which is contained by the wooded course of German Brook, has weaker distinction from inset areas than land on other edges of the parcel, where roads and/or tree cover provide stronger boundaries. Any development here would in turn have a knock-on impact on adjacent Green Belt to the east, but the containment of this safeguarded land on three sides by residential development means that a strategic-scale development would not decrease the width of the settlement gap.

Parcel P23



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- | | |
|---|---|
|  P23 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Registered parks and gardens |
|  Green Belt |  Flood zone 3b |
|  Location referenced in
assessment text | |

Land to the south of Leyland with Euxton lying to the east. The M6 passes through the eastern half of the parcel from north to south and Shaw Brook lies parallel to the urban edge of Leyland. Land to the north of Shaw Brook is occupied by Worden Hall Registered Park and Garden, which represent an absolute constraint to development. There are some formal sports pitches in the south of the parcel, but the majority of this area is occupied by agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Euxton and Leyland, which both form part of the Preston-Chorley large built-up area. Land in the north makes a weaker contribution to Purpose 1 as it is partially contained by Leyland. Shaw Brook and associated tree cover and landform change create strong distinction from Leyland to the north, and the M6 forms a strong boundary between most of the parcel and Euxton to the east.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a narrow gap between Euxton and Leyland, with the M6 and tree cover around Shaw Brook acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The majority of the parcel is comprised of rural uses and there is land in the central region of the parcel that has strong distinction from Leyland, due to the presence of tree cover to the north, and strong distinction from Euxton and Buckshaw Village due to the presence of the M6. As such, development in within this area would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Although Shaw Brook and adjacent tree cover provides a strong boundary feature to the south of Leyland in this area, land to the west of the parcel is inset and under development. Fields adjacent to this (map point A) have weaker distinction from the urban area but the Shaw Brook corridor represents a stronger boundary in this parcel than it does to the west, and any release would weaken the contribution of adjacent Green Belt land.

Land to the east of the M6, adjacent to Euxton, (map point B) has weaker distinction given that it is only separated from the inset area by garden boundaries and sparse tree cover at the inset edge. Any northward expansion of the current inset edge west of the A49 would have a significant impact on the function of land to the north in maintaining separation between Euxton and Leyland (Purpose 2), but westward expansion into the area contained by the M6 would have less impact on adjacent Green Belt land.

Parcel P24



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- | | |
|---|---|
|  P24 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Registered parks and gardens |
|  Green Belt |  Flood zone 3b |
|  Location referenced in
assessment text | |

Land adjacent to the south of Leyland, extending southeast to the M6 close to Euxton. There is some residential on Runshaw Lane in the central region of the parcel and adjacent to the A581 in the southeast of the parcel, but these areas do not have a significant impact on openess.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The northwest of the parcel lies directly adjacent to Leyland, and the southeast of the parcel is in relatively close proximity to Euxton, which both form part of the Preston-Chorley large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel makes a moderate contribution to preventing neighbouring towns from merging into one another. The parcel lies in a moderate gap between Euxton and Leyland with the M6 acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and land in the southeast of the parcel has strong distinction from Euxton due to the presence of the M6 to the east. Development within this region of the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Any expansion of Euxton across the M6 into this parcel would result in the loss of land which makes a significant contribution to the Green Belt purposes, and would also represent a significant breach of a strong, consistent boundary feature.

Land adjacent to the southern edge of Leyland (map point A), where there are some commercial developments that have an urbanising influence, has weaker distinction from the town than other land in the parcel, but any expansion into the parcel would cause a knock-on weakening of the contribution of adjacent Green Belt land.

Parcel P25



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- | | |
|---|--|
|  P25 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Registered parks and gardens |
|  Policy BNE2: Other open countryside |  Open access land (CRoW Act) |

Land to the northeast of Adlington, to the east of the M61. The western half of the parcel is comprised of agricultural fields and the eastern half contains Yarrow Reservoir and part of Upper Rivington Reservoir.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 1km from Chorley to the northwest, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Land within the west of the parcel has rural uses and the majority of land in the east is comprised of Upper Rivington and Yarrow Reservoirs. Furthermore, the M61 is a strong boundary to the west of the parcel. As a result, the parcel has strong distinction from Chorley to the northwest and Adlington to the southwest and any development within the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

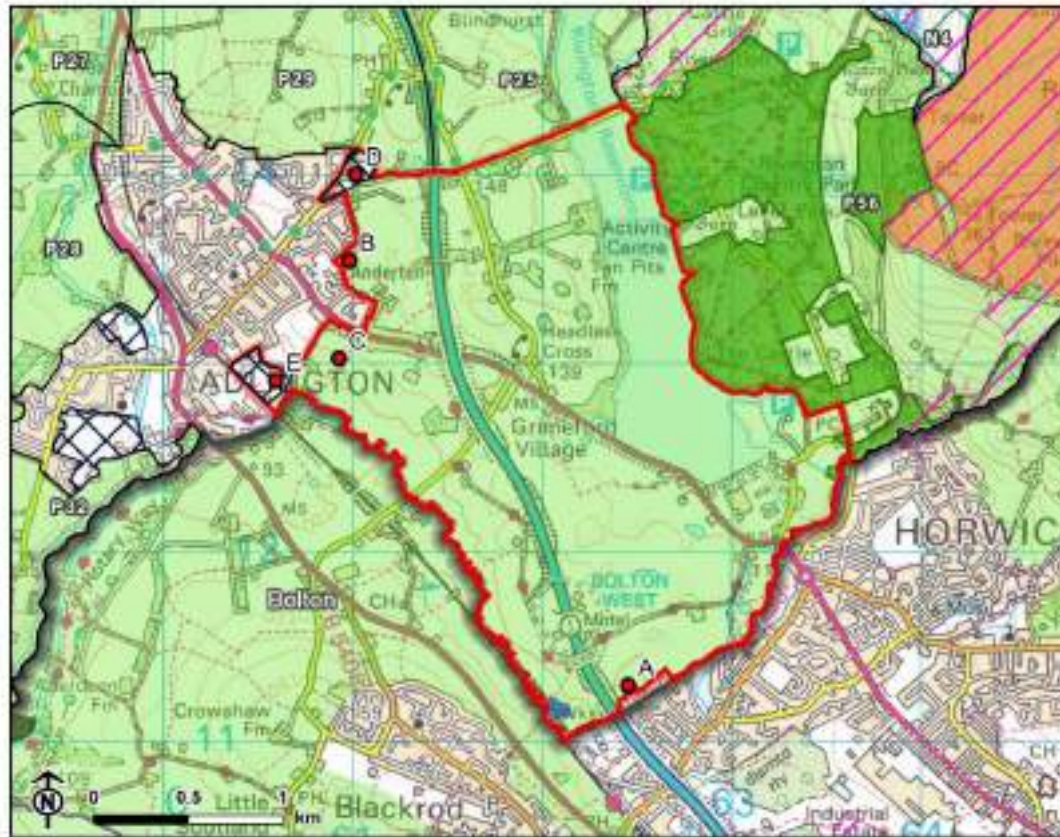
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The M61 is a consistent boundary feature between the parcel and the urban areas of Chorley further to the northwest and Adlington to the southwest. As such, there are no strategic areas within the parcel that could be identified as making a weaker contribution. Any northeastward expansion of Adlington beyond this boundary feature would constitute significant encroachment on the countryside.

Parcel P26



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|  P26 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
|  Policy BNE2: Other open countryside |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land between Adlington and Horwich, extending eastwards from the Chorley Borough boundary to the Rivington Reservoir. Within the Green Belt, Grimeford Village, between the M61 and Bolton Road, represents an urbanising influence locally, as does the M61 Rivington Services, but neither have a significant impact on wider openness. The majority of the parcel is comprised of agricultural land. The parcel includes two areas of safeguarded land adjacent to Adlington (South East of Belmont Road & Abbey Grove,

Adlington; Babylon Lane, Heath Charnock).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 2km from Chorley to the northwest, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a moderate gap between Adlington and Horwich. Bolton Road acts at a connecting feature between the two settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land in the central region of the parcel that has strong distinction from Adlington and Horwich, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel.

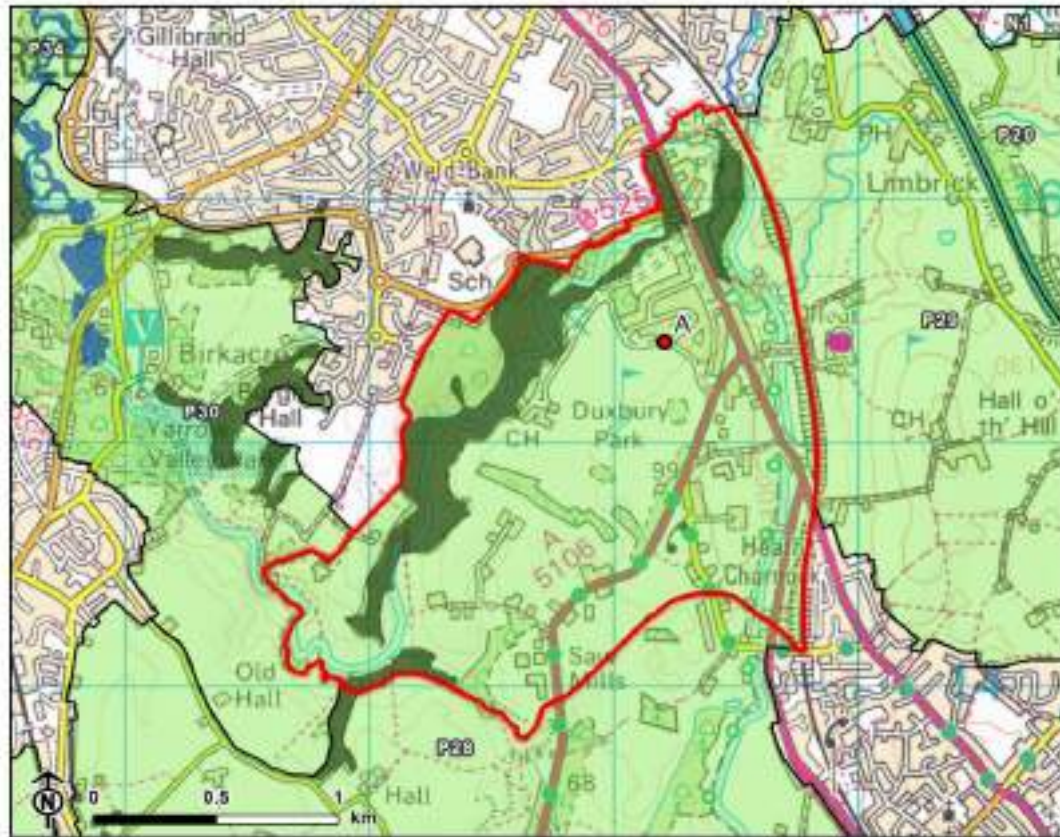
The River Douglas forms a largely consistent boundary at the inset edge of Horwich. Some residential development has breached this boundary feature in the southwest of the parcel, adjacent to the M61 (map point A), but any strategic scale release in this area would lose separation between Horwich and Rivington Services, resulting in weakening of the settlement gap between Horwich and Adlington. It would also cause a knock-on impact on the contribution of adjacent Green Belt land, which lacks any substantial boundary features.

Much of the land between Adlington, the M61 and Grimeford Lane (map points B and C) has relatively weak urban edge Green Belt boundaries, and washed-over development extending out along Bolton Road also has an urbanising influence on the locality. The M61 would provide a strong alternative Green Belt boundary to the north of Bolton Road, and the presence of existing housing along Bolton Road reduces the impact that adjacent development would have on the gap between Adlington and Horwich, but there would be greater impact on adjacent Green Belt from a release to the south of Bolton Road.

The area of safeguarded land adjacent to Babylon Lane (map point D), Adlington, has weak distinction from the inset area, and existing houses at the northern end of the safeguarded area, trees cover to the east and Greenhalgh Lane to the south would form an alternative Green Belt boundary that would cause little weakening of adjacent land.

The safeguarded land between the railway line and Rosendale Drive (map point E) is contained by the urban area on three sides, and so makes a limited contribution the Green Belt purposes, and the well-treed land close to the River Douglas which forms the Green Belt edge would limit any impact on adjacent land.

Parcel P27



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- P27
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE2: Other open countryside
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Scheduled monument
- Ancient woodland
- Flood zone 3b

Land between Chorley and Adlington comprising largely of Yarrow Valley Park with the River Yarrow forming a consistent boundary to the south of Chorley. The railway line lies to the east of the parcel with Leeds and Liverpool Canal and Duxbury Park Golf Club lying to the west. The A6 also bisects the parcel, along which there are areas of residential development. There is a significant area of residential development with lower openness adjacent to the A6 in the northern half of the parcel. The remaining areas of the parcel are comprised of

agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Chorley which forms part of the Preston-Chorley large built-up area. The River Yarrow at the edge of Chorley is a strong boundary feature that creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a moderate gap between Chorley and Adlington, with River Yarrow acting as a significant separating feature; however, intervening urban development at Duxbury Park, together with connectivity provided by the A6, serve to diminish perceived rural separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there are some areas of development, the parcel generally has rural uses and contains land that has strong distinction from Chorley and Adlington, due to the presence of steep, wooded slopes within Yarrow Valley country park to the north and the Leeds and Liverpool Canal and railway line to the south. Development within the majority of the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

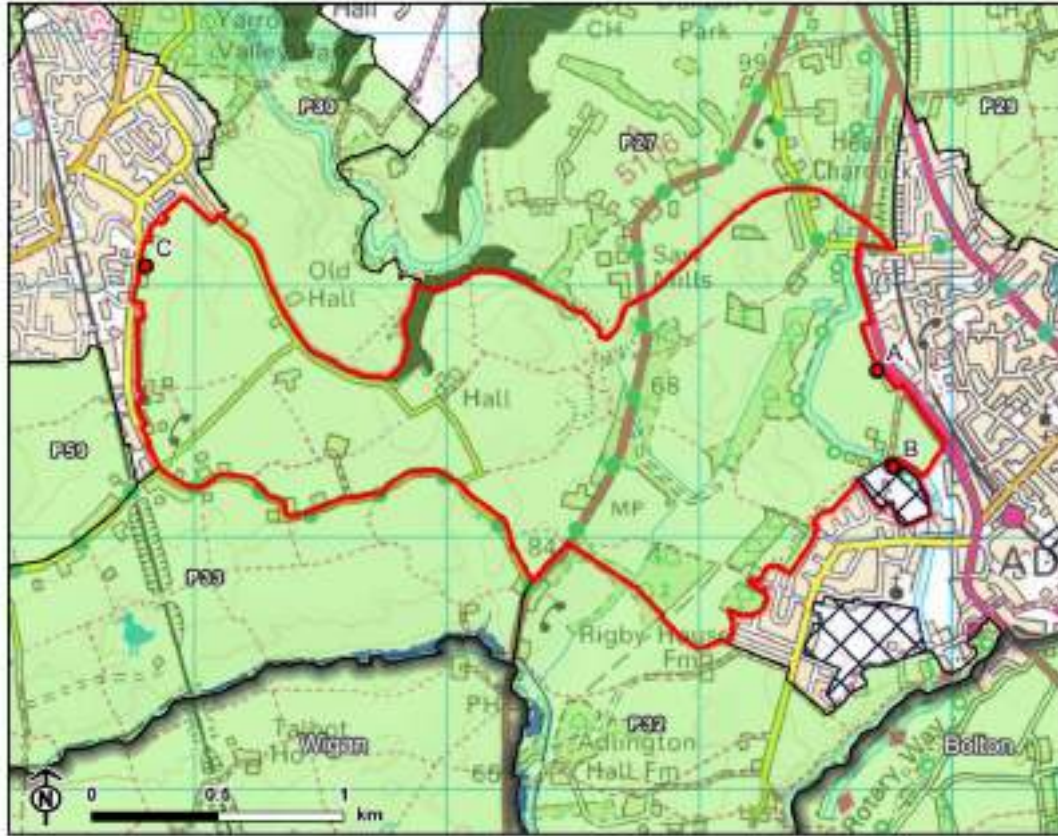
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), preventing the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The River Yarrow and wooded slopes forms a consistent boundary to the south of Chorley. Any southward expansion of Chorley would cross this boundary and constitute significant sprawl of the large built-up area and encroachment on the countryside. Likewise, the railway line forms a consistent boundary at the inset edge of Adlington in the south of the parcel. Any strategic scale release within the parcel would also increase the fragility of the settlement gap between Chorley and Adlington. However, there is a housing estate to the north of Duxbury Park Golf Club that has no openness and therefore makes no contribution to Green Belt purposes. Land directly to the south of this housing estate (map point A) does not have strong distinction from the urban area, but any expansion into this area would further weaken the separation between towns.

Parcel P28



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- P28
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Flood zone 3b

Land between Coppull and Adlington, comprising largely of agricultural land. There are areas of tree cover adjacent to Eller Brook and part of the Leeds and Liverpool Canal is located adjacent to Adlington in the east of the parcel. There is some residential development in the southwest of the parcel on Jolly Tar Lane, but this does not have a significant impact on openness. There is an area of safeguarded land adjacent to Adlington within the parcel (North of Bond's Lane, Adlington).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel is located over 1km from Chorley to the north, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Adlington and Coppull, with tree cover between the two acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel makes a significant contribution to safeguarding the countryside from encroachment. The parcel generally has rural uses and contains land in the central region of the parcel that has strong distinction from Coppull and Adlington, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

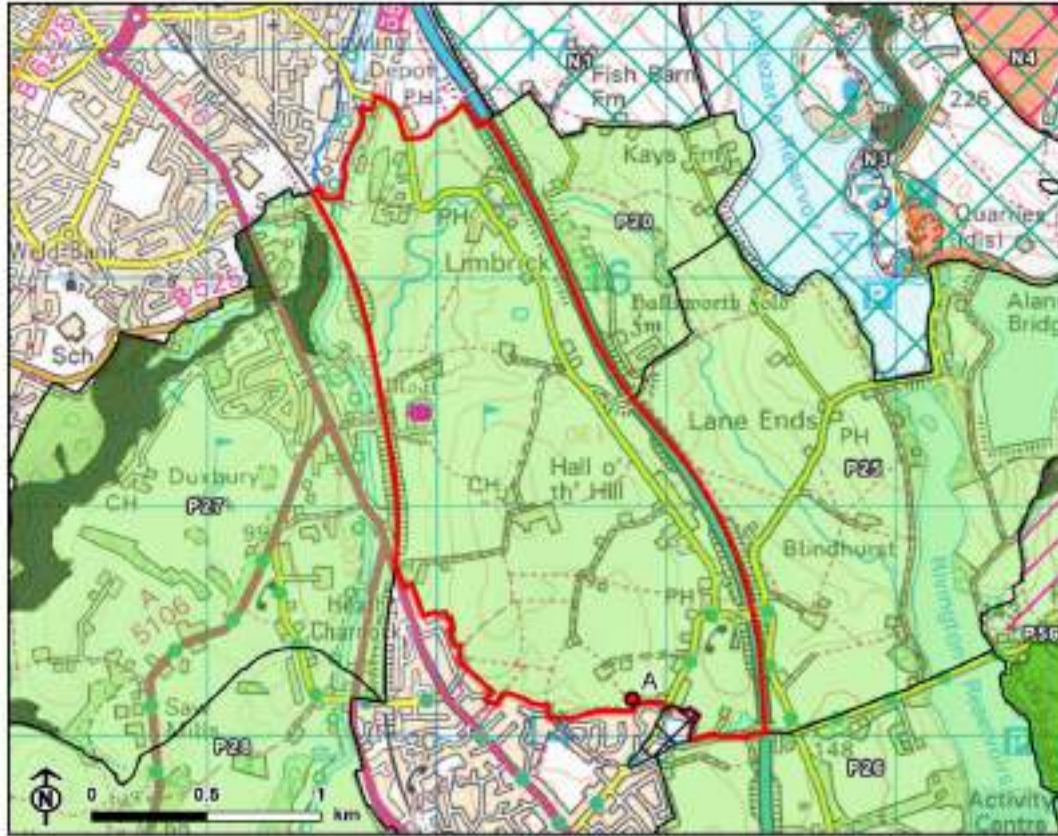
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. In the southeast of the parcel tree cover at the inset edge of Adlington and sloping land at the sand pit to the south of the Leeds and Liverpool Canal create strong distinction between this region of the parcel and the inset area. In the northeast of the parcel, the A6 forms a consistent boundary at the inset edge. However, there is an area (map point A) where residential development has breached this boundary feature, and where the Leeds and Liverpool Canal and wooded slopes down to Eller Brook would form a strong alternative Green Belt boundary to a strategic-scale release.

The safeguarded land in this parcel (map point B) is contained between existing inset development to the south, southwest and east and the canal to the north. To the west it is contained by a hedgerow which already forms, to the south, the boundary between the inset settlement and the sand pit. Development here would not, therefore, have any significant impact on the strength of adjacent Green Belt land.

Land adjacent to Coppull to the east of Chapel Lane in the west of the parcel (map point C) has weaker distinction from the inset area due to a lack of boundary features at the inset edge. However, there is a lack of strong alternative Green Belt boundaries to the east and therefore any release would impact the contribution of adjacent Green Belt. Impact on the settlement gap between Coppull and Adlington from any release of land west of Green Lane would be limited.

Parcel P29



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|  P29 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
|  Policy BNE2: Other open countryside |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land between Adlington and Chorley with the railway lying to the west and the M61 lying to the east. The parcel is comprised of Chorley Golf Course and agricultural fields. There is some residential development on Long Lane in the southeast of the parcel and on Flag Lane in the north of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies adjacent to Chorley, which forms part of the Preston-Chorley large built-up area. The Leeds and Liverpool Canal at the inset edge creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Chorley and Adlington, with elevated land on Chorley Golf Course and areas of tree cover acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised largely of rural uses and Chorley Golf Course. The steeply sloping landform with the parcel creates strong distinction from Chorley to the north and Adlington to the south. As such, development within the majority of the parcel would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

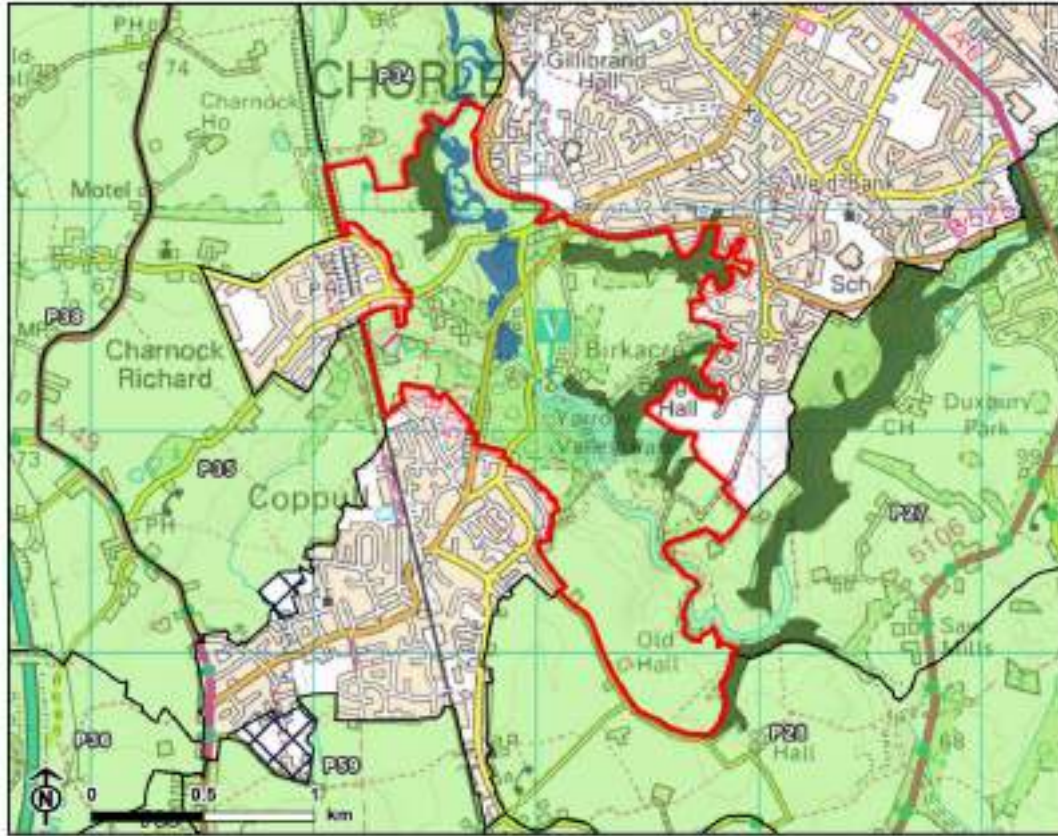
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), preventing the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The Leeds and Liverpool Canal and tree cover forms a consistent boundary adjacent to Chorley in the north of the parcel and sloping landform at the inset edge also contributes to creating further distinction between the parcel and the settlement. Any southward expansion of the settlement would constitute significant sprawl of the large built-up area and encroachment on the countryside, as well as also contributing to weakening of the settlement gap between Chorley and Adlington.

In the south of the parcel, land adjacent to Adlington (map point A), between Babylon Lane and Eller Brook, has weaker distinction from the urban area to the south. However, any release in this area would have knock-on impacts on the contribution of adjacent Green Belt to the north due to a lack of strong alternative boundary features.

Parcel P30



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- P30
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Ancient woodland
- Flood zone 3b

Land to the southwest of Chorley with the settlements of Charnock Richard and Coppull lying to the west and southwest respectively. The parcel is comprised of Yarrow Valley Country Park, with the River Yarrow passing through the central region of the parcel. The majority of the parcel is occupied by tree cover, but part of Yarrow Valley Golf Course is located in the northwest of the parcel and there is some agricultural land in the south.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Chorley, which forms part of the Preston-Chorley large built-up area. Dense tree cover at the inset edge creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a narrow gap between Chorley and Coppull with dense tree cover within Yarrow Valley Country Park and the River Yarrow acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised of Yarrow Valley Country Park, a golf course and other rural uses, and contains land that has strong distinction from adjacent urban areas due to the presence of tree cover and steep slopes within the parcel. Development within the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.











Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense wooded slopes form a consistent boundary at the inset edge of Chorley. Any westward expansion of Chorley beyond this boundary feature would constitute significant sprawl of the large built-up area and encroachment on the countryside. Dense tree cover and slopes are also present at the edge of Coppull in the south of the parcel, reducing any potential for a strategic scale release with reduced harm in this area of the parcel. Any strategic scale release in this parcel would result in loss of land which makes a significant contribution to the Green belt purposes, although the strong landforms and woodland cover in this parcel would limit the impact of a release of land on separation between Chorley and Coppull.

Parcel P32



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- | | |
|---|---|
|  P32 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in
assessment text | |

Agricultural land to the southwest of Adlington with the River Douglas and Leeds and Liverpool Canal lying to the east and Worthington Lakes lying to the southwest. Buckow Brook forms the western boundary of the parcel. There is an area of safeguarded land (Harrisons's Farm, Adlington) within the parcel adjacent to Adlington.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 2km south of Chorley, which forms part of the large Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to Chorley performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Adlington and Standish to the southwest, with Worthington Lakes, Buckow Brook and adjacent tree cover acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land in the west and south of the parcel that has strong distinction from Adlington, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the











countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land to the south of Adlington (map point A) has weaker distinction given that it is only separated from the inset area by minor roads and sparse tree cover. The River Douglas provides a strong alternative boundary to the east and the higher ground of the former landfill site provides a boundary to the west. However, there is a lack of strong alternative boundaries to the south and therefore any release would impact the contribution of adjacent Green Belt and would increase the fragility of the settlement gap between Adlington and Standish.

The area of safeguarded land adjacent to Adlington (map point B) is contained to an extent by the inset area, from which it has little boundary separation, and impact on adjacent Green Belt would be limited by the sloping landform down to the River Douglas beyond Old School Lane.

Parcel P33



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- | | |
|--|---|
|  P33 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in assessment text | |

Agricultural land to the south of Coppull. The parcel lies to the east of the M6 railway line passes from north to south through the eastern half of the parcel. There are some residential dwellings on local roads within the parcel, but these do not have a significant impact on openess. There is an area of safeguarded land (Blainscough Hall, Coppull) within the parcel adjacent to Coppull.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km to the south of Chorley, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to Chorley performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a moderate gap between Coppull and Standish to the south. Higher ground on Coppull Moor provides some separation between the settlements, but the A49 and railway line act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and elevated land within the parcel creates strong distinction from the urban area of Coppull. Development within the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset area on elevated ground, away from urbanising influences and development would constitute significant encroachment on the countryside. There is some land to the south of Chapel Lane (map point A) that has weaker distinction from the inset area where some residential development has breached into the parcel. However, there is a lack of strong alternative Green Belt boundaries to the south and therefore any release would have knock-on impacts on the contribution of adjacent Green Belt.

Parcel P34



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- | | |
|--|--|
|  P34 | Absolute Constraint(s) |
|  Neighbouring parcel |  Ancient woodland |
|  Central Lancashire boundary |  Flood zone 3b |
|  Neighbouring Local Authority | |
|  Green Belt | |

Land to the west of Chorley with the railway line forming the western boundary of the parcel. The River Yarrow flows parallel with the urban edge of Chorley from north to south. The majority of the parcel is comprised of agricultural land. The settlement of Charnock Richard lies to the southwest of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Chorley, which forms part of the large built-up area. The River Yarrow and adjacent tree cover forms a consistent boundary at the inset edge of Chorley, creating strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Coppull and Chorley and Coppull and Euxton. Tree cover and the River Yarrow between these settlements provides separation but development at Charnock Richard increases the fragility of the gap.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and the steep-sides and well-trees valley of the River Yarrow gives most of the parcel strong distinction from Chorley. Tree cover on Yarrow Valley Golf Course creates strong distinction from Charnock Richard. As a result, development within the parcel would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

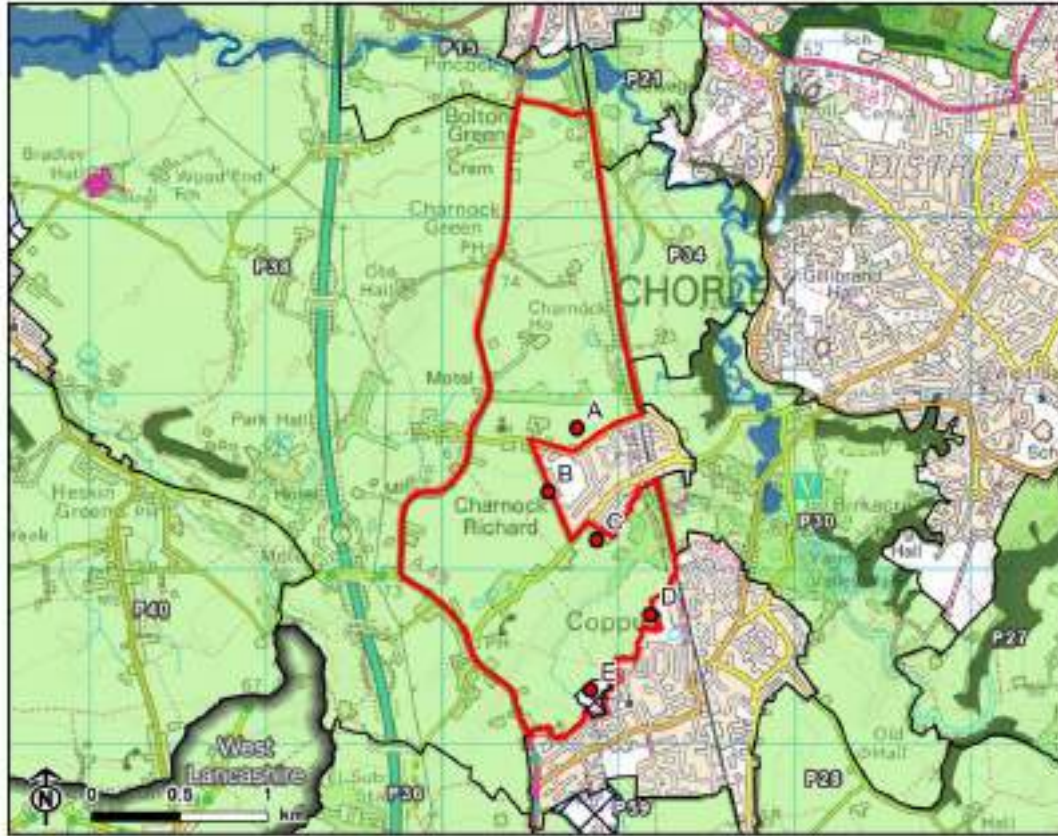
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development with this parcel. The River Yarrow and adjacent dense tree cover forms a consistent boundary at the inset edge of Chorley. Any strategic-scale expansion of Chorley would breach this consistent boundary and cause a knock-on weakening of adjacent Green Belt land. An expansion of Charnock Richard would similarly weaken adjacent Green Belt land, and any strategic-scale release in this parcel would also increase the fragility of the settlement gap between either Coppull and Chorley or Coppull and Euxton.

Parcel P35



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- | | |
|--|--------------------------------------|
| P35 | Policy BNE3 and G3: Safeguarded land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Sites of Special Scientific Interest |
| Neighbouring Local Authority | Scheduled monument |
| Green Belt | Ancient woodland |
| Location referenced in assessment text | Registered parks and gardens |
| | Flood zone 3b |

Land to the west of Chorley, with the railway line forming the eastern boundary of the parcel and the A49 lying to the west. Euxton lies to the north of the parcel and Charnock Richard lies to the south. The parcel is comprised of agricultural land. There is an area of safeguarded land within the parcel adjacent to Coppull (North of Hewlett Avenue, Coppull).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Although the north of the parcel is relatively close to Euxton, the majority of the parcel lies over 1km from Euxton and Chorley, which form part of the Preston-Chorley large built-up area. Land Within the parcel is more strongly associated with the settlements of Charnock Richard and Coppull to the south.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Euxton and Coppull to the south and is peripheral to a very narrow gap between Euxton and Chorley. The A49 and railway line act as connecting features between Euxton and Coppull but multiple field boundaries between the two settlements provides some separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from adjacent urban areas. Distinction is particularly strong from Chorley due to the presence of the railway line and Yarrow Country Park to the east and from Euxton due to tree cover and the River Yarrow to the north. Development within the northern half of the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Tree cover and the River Yarrow form a consistent boundary to the south of Euxton, and these features together with the railway line and intervening farmland create very strong distinction from Chorley. Any expansion of either settlement into this parcel would constitute significant sprawl of the large built-up area and encroachment on the countryside, with a knock-on impact on adjacent Green Belt land.

Church Lane and linear tree cover form a moderate degree of distinction between Charnock Richard and Green Belt land to the north, so contribution to the Green Belt purposes is weaker here (map point A) than further north in the parcel, but, any alternative Green Belt boundary would be weaker than the current one, with any release having a consequent impact on the contribution of adjacent Green Belt land to the north.

To the west of Charnock Richard (map point B), Charter Lane doesn't form a particularly strong boundary to the inset settlement, but it is a consistent feature beyond which any urban expansion would result in a weaker boundary with consequent impact on the strength of adjacent retained Green Belt land.

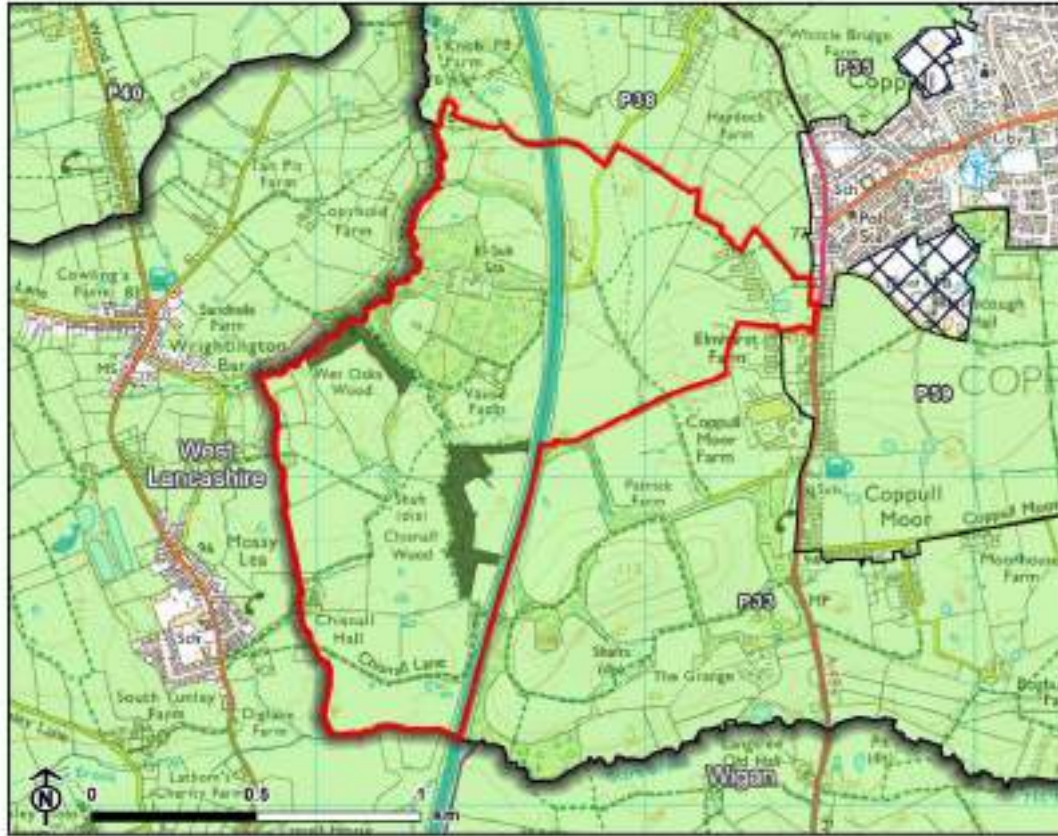
To the south of Charnock Richard, east of Chorley Lane, (map point C) any strategic-scale release would result in loss of some land that currently has strong distinction from the urban area. Row High Wood would provide a strong alternative Green Belt boundary to the east, but there would be a knock-on weakening of land to the south.

At the southern end of the parcel, adjacent to Coppull, sloping landform down to Clancutt Brook, and in places tree cover at the urban edge, help to maintain the distinction of Green Belt land (map point D) from the settlement; however, the well-wooded course of the brook forms a boundary that would limit the impact of any release of land on the wider Green Belt.

The safeguarded land further south along the edge of Coppull (map point E)

does not have strong distinction from the urban edge, but development here would cause a knock-on weakening of the adjacent Green Belt to the west.

Parcel P36



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- P36
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Ancient woodland

Land to the west and southwest of Coppull with the M6 bisecting the parcel from north to south. The parcel is largely comprised of agricultural land, but there are areas of woodland to the west of the M6, some of which are Ancient Woodland.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km from Chorley, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land close to Chorley performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel is peripheral to a moderate gap between Coppull and Standish.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land to the west of the M6 that has strong distinction from Coppull, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic towns.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

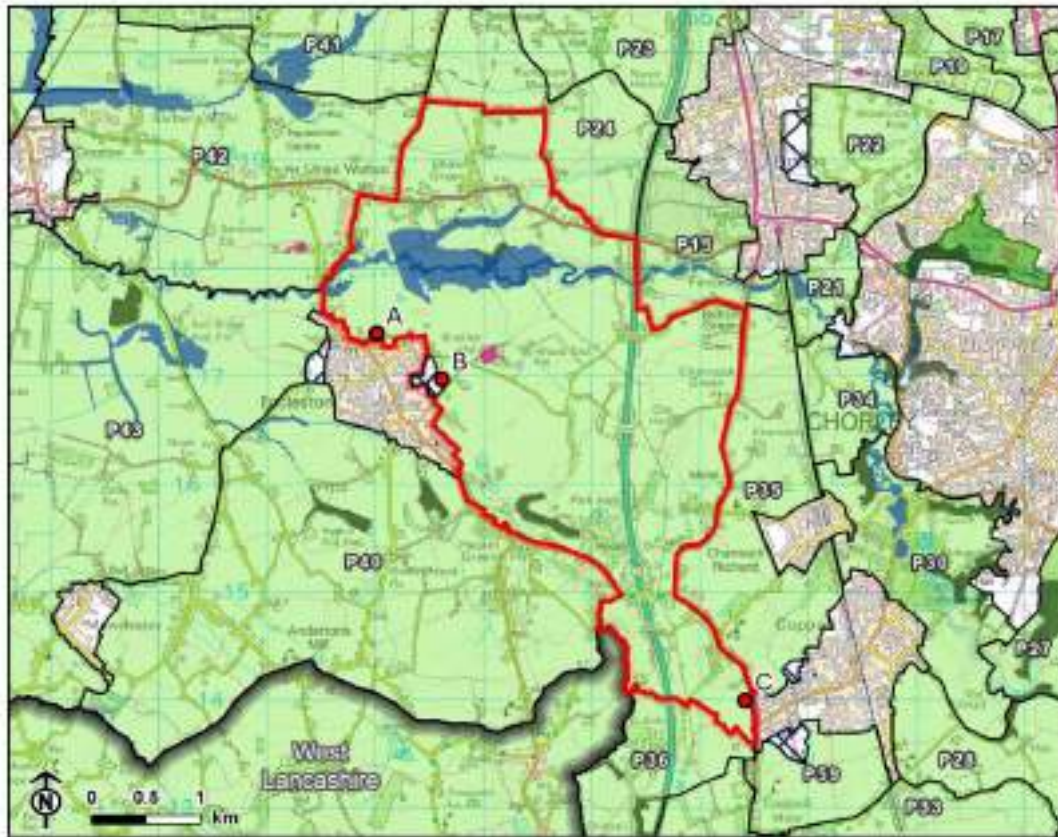
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of

land for development within this parcel.

To the west of Coppull, garden boundaries form a relatively weak Green Belt edge but there are no stronger alternative Green Belt boundaries until the M6, which lies over 700m from the inset edge. Any strategic scale release in this area would weaken the contribution of remaining Green Belt land between the urban edge and the motorway.

Parcel P38



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- P38
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Registered parks and gardens
- Flood zone 3b

Land to the northeast and east of Ecclestone, extending south to the edge of Coppull. The parcel comprises largely of agricultural land. There is some washed-over development along the A581 and Lydiate Lane in the north of the parcel, between between Heskin Green and the M6 Charnock Richard Services and to the north of Coppull along the A49. None of this development has a significant impact on overall openness within the parcel. There is an area of safeguarded land within the parcel adjacent to Ecclestone (Between

Bradley Lane, 7 Parr Lane, Ecclestone).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 1km from Leyland and Euxton, which form part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie in a gap between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land between the M6 and a belt of tree cover in the central region of the parcel that has strong distinction from Ecclestone and Coppull. Development within this area of the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from any inset settlement and from any urbanising influences, so development would constitute significant encroachment on the countryside.

Land to the north of Eccleston (map point A), where only garden boundaries and sparse tree cover are present at the inset edge, has weaker distinction from urban development, but in the absence of any stronger alternative boundaries south of the River Yarrow, any strategic-scale release would have a knock on impact on adjacent Green Belt land. Similarly land to the east of Eccleston (map point B), including an area of safeguarded land, also has weaker distinction from the inset edge due to a lack of boundary features. However, there would likewise be an adverse impact the contribution of adjacent Green Belt land.

To the southeast of Eccleston, the various areas of development are broken up by strong tree cover, which limits their impact on adjacent undeveloped land.

At the southern end of the parcel, garden boundaries form a relatively weak Green Belt edge to the west of Coppull (map point C). There are no stronger alternative Green Belt boundaries westwards until the M6, so any strategic-scale release in this area would weaken the contribution of remaining Green Belt land between the urban edge and the motorway, but infilling between Coppull and the existing development along the A49 would have less impact in this respect.

Parcel P40



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- P40
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Flood zone 3b

Land to the south and southwest of Ecclestone, with the settlement of Mawdesley lying adjacent to the southwest of the parcel. There are areas of lower openness within the parcel due to residential development within Heskin and Heskin Green just to the south of Ecclestone. There are also areas of development on local roads within the west of the parcel. However, the parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Euxton and Chorley to the northeast, which form part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie in a gap between towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

There are some areas of residential development within the parcel, but it generally has rural uses and tree cover adjacent to Syd Brook to the south of Eccleston creates strong distinction between the Eccleston and the majority of the parcel. Development within most areas of the parcel would therefore constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

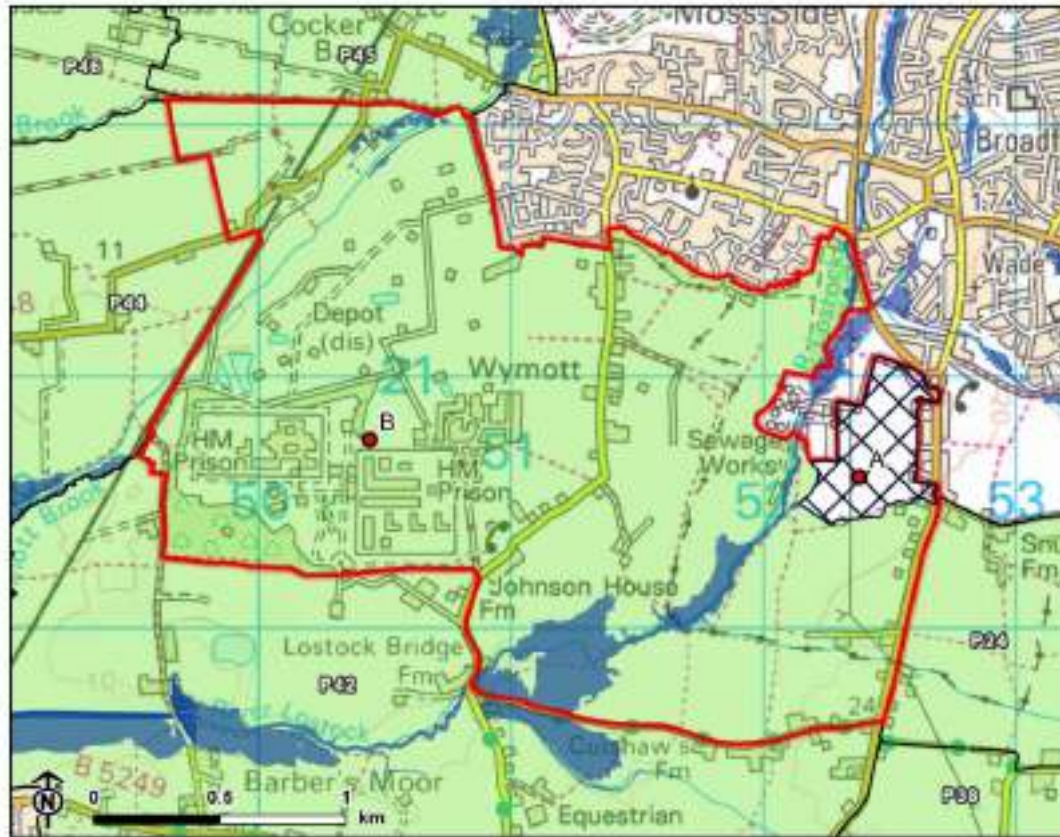
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. Syd Brook and adjacent tree cover forms a consistent boundary to the south of Eccleston, so any southward expansion of the settlement would constitute a significant weakening of the Green Belt boundary, with consequent impact on the strength of adjacent Green Belt land. To the southwest of Eccleston there is an area of open land contained between Syd Brook and Tincklers Lane (map point A), with weaker distinction from inset settlement edges to the east and north. Although the western part of this area makes a significant contribution to Purpose because of the number of strong hedgerows that separate it from the urban edge, a release that didn't extend beyond the brook or Tincklers Lane would have a more limited impact on adjacent Green Belt than development extending further south. To the east of Mawdesley, tree cover forms a relatively consistent Green Belt boundary, beyond which land makes a strong contribution to Purpose 3. Urbanising washed-over linear development at Town End largely contains the countryside to the east of Mawdesley (map point B), limiting the wider impact of development, but any partial release of the contained area would weaken remaining Green Belt land here.

Parcel P41



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- P41
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Agricultural land to the southwest of Leyland, with the railway line forming the western boundary of the parcel. There is an area of lower openness in the southwest of the parcel comprising of Garth and Wymott prisons and some adjacent residential development at Wymott. There are also residential dwellings along Ulnes Walton Lane in the central region of the parcel, but these do not have a significant impact on openness. There is an area of safeguarded land (Land off Emnie Lane Leyland) adjacent to the inset area in

the eastern half of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Leyland, which forms part of the Preston-Chorley large built-up area, but dense tree cover provides strong distinction from it.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie in a gap between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some development within the southwest of the parcel, it generally has rural uses and tree cover at much of the inset edge creates strong distinction from Leyland. As a result, development within the majority of the parcel would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

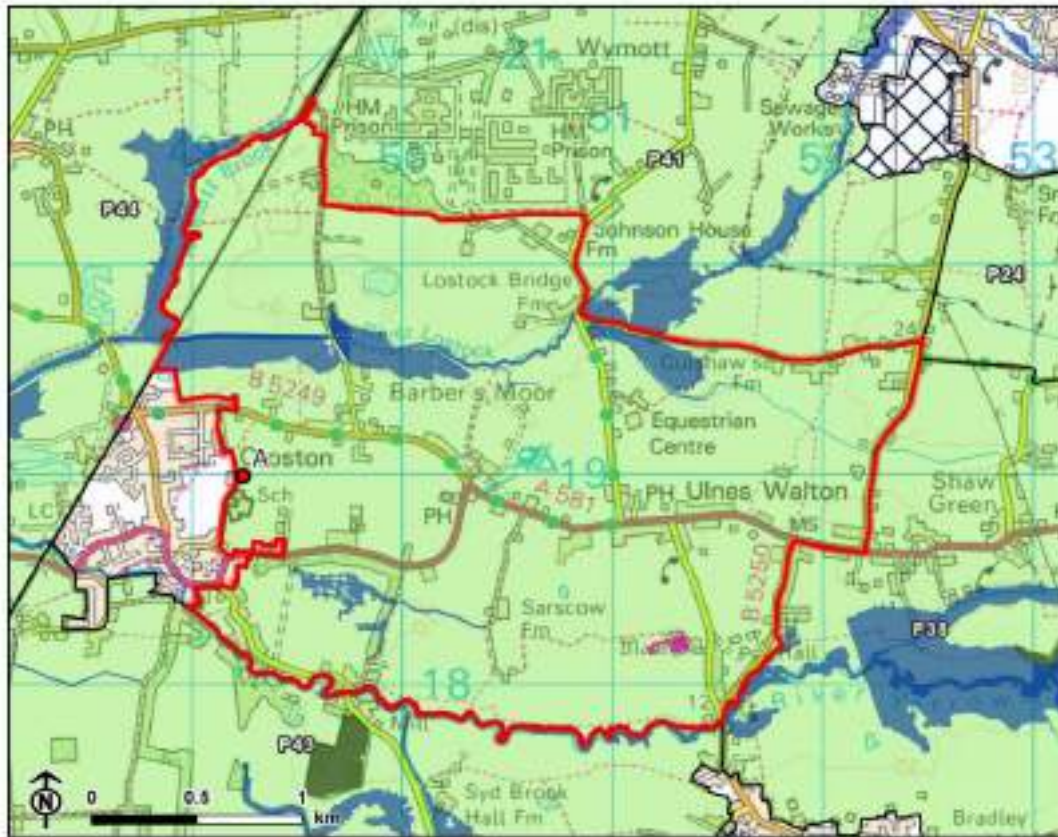
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any southward expansion of Leyland would mean crossing the dense linear tree cover that forms a consistent boundary to the south of the town, weakening the contribution of adjacent Green Belt land. The area of safeguarded land adjacent to Leyland (map point A), which is large enough to accommodate strategic-scale development, is largely contained between inset urban edges to the north, east and west, and has weak distinction from them, but there would nonetheless be some weakening of adjacent Green Belt land to the south.

The prisons together form a sizeable area (map point B) that has limited openness and which is largely contained from the wider Green Belt, limiting the impact of its release, and the adjacent village of Wymott is developed, and makes no contribution to the Green Belt purposes. Land to the southeast between the village and Ulnes Walton Lane lacks strong distinction from urbanising influences, and although there would be some knock impact on adjacent Green Belt land the lane, which has reasonably strong associated hedgerows and tree cover, would form a clear boundary. Land to the north of Wymott has stronger distinction and any release here would weaken remaining Green Belt land between the village and Leyland, to the detriment of Purpose 1 as well as Purpose 3.

Parcel P42



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- P42
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Scheduled monument
- Ancient woodland
- Flood zone 3b

Land to the south of HMP Garth and Wymott, east of Croston and north of the River Yarrow. There are areas of development along the A581 in the central region of the parcel around Ulnes Walton, but these do not have a significant impact on openness within the wider parcel. The parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km from Moss Side and Leyland to the northeast, which both form part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to limiting sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some development within the parcel, it generally has rural uses and contains land that has strong distinction from any urban development, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within this parcel. The majority of the parcel lies at some distance from the inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. However, there is some land adjacent to Croston in the west of the parcel (map point A) that has weaker distinction from the inset area. There are only garden boundaries in the north of this area at the inset edge and only Out Lane provides separation from the as yet undeveloped area to the west along the remainder of the inset edge in this area. In the south of this area, on land that is currently comprised of sports pitches associated with Bishop Rawthorne Church of England Academy, inset development on the A581 and tree cover to the east provide strong alternative Green Belt boundaries. Tree cover is sparser to the east in the north of this area, which means that a release may have some impact on the contribution of adjacent Green Belt.

The inset settlement of Ecclestone lies just beyond the River Yarrow to the southeast of the parcel, but the river and associated tree cover form a strong boundary. Any expansion of Ecclestone across the river would result in the loss of land which makes a significant contribution to Purpose 3, and a knock-on weakening of adjacent Green Belt land.

Although there are urbanising developments alongside the A581, these are separated by open fields with typically well-treed boundary hedgerows. Any strategic-scale development would affect land which has strong distinction from these pockets of development, and would cause a knock-on weakening of adjacent Green Belt land.

Parcel P43



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- P43
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Flood zone 3b

Land to the south of Croston and to the southeast of Eccleston, with the settlement of Mawdesley lying to the southeast of the parcel. The River Yarrow forms the northern boundary of the parcel and the River Douglas forms the southwest boundary of the parcel. There is some residential development on local roads within the parcel, but the majority of the parcel is comprised of agricultural land. There is an area of safeguarded land within the parcel adjacent to Eccleston in the northeast of the parcel (East of Tincklers Lane,

Eccleston).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel lies over 4km from the Preston-Chorley large built-up area to the northeast and therefore it does not contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land at a significant distance from urban areas that has strong distinction from Croston, Eccleston and Mawdesley, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. Although the River Yarrow lies to the south of Croston, inset residential development along Drinkhouse Road and The Hillocks breaches this boundary feature. Taken together, fields to the west and east of Drinkhouse Road (map points A and B) could accommodate strategic-scale development, and tree cover along the railway line to the west, and along Carr Lane to the east, would limit impact on adjacent Green Belt land in these directions. There would, however, be some weakening of Green Belt land to the south.

Tree cover around small fields to the north of the village of Mawdesley (map point C) means that any strategic-scale release would encroach on land which makes a significant contribution to Purpose 3, although the well-treed brook that forms the northern edge to some of these fields would limit the impact of their release on the flat, open fields of Mawdesley Moss beyond.

Fields to the west of Eccleston (map point D) do not have strong distinction from the inset settlement edge (although this includes safeguarded land which is currently undeveloped), but in the absence of any strong alternative boundary features any release would impact the contribution of adjacent Green Belt land. The safeguarded area itself is contained by Tincklers Lane, so its release would have slightly less impact than an expansion further westwards.

Although there is some urbanising development along Blue Stone Lane, between Mawdesley and Eccleston (map point E), this is relatively low density, with open land contributing to Green Belt openness and well-treed hedgerows limiting urbanising visual influence. Any strategic-scale development would affect land which has strong distinction from this development, and would cause a knock-on weakening of adjacent Green Belt land.

Parcel P44



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- P44
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Flood zone 3b

Land in the northwestern corner of Chorley Borough, between the River Douglas to the west and the railway line to the east. The settlement of Croston lies adjacent to the eastern boundary of the parcel and Tarleton lies to the west beyond the River Douglas and the Leeds and Liverpool Canal in West Lancashire. The inset settlement of Bretherton lies adjacent to the B5248 in the northern half of the parcel. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 1km from Moss Side to the northeast, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl of the large built-up area. Land closer to the large-built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlement, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

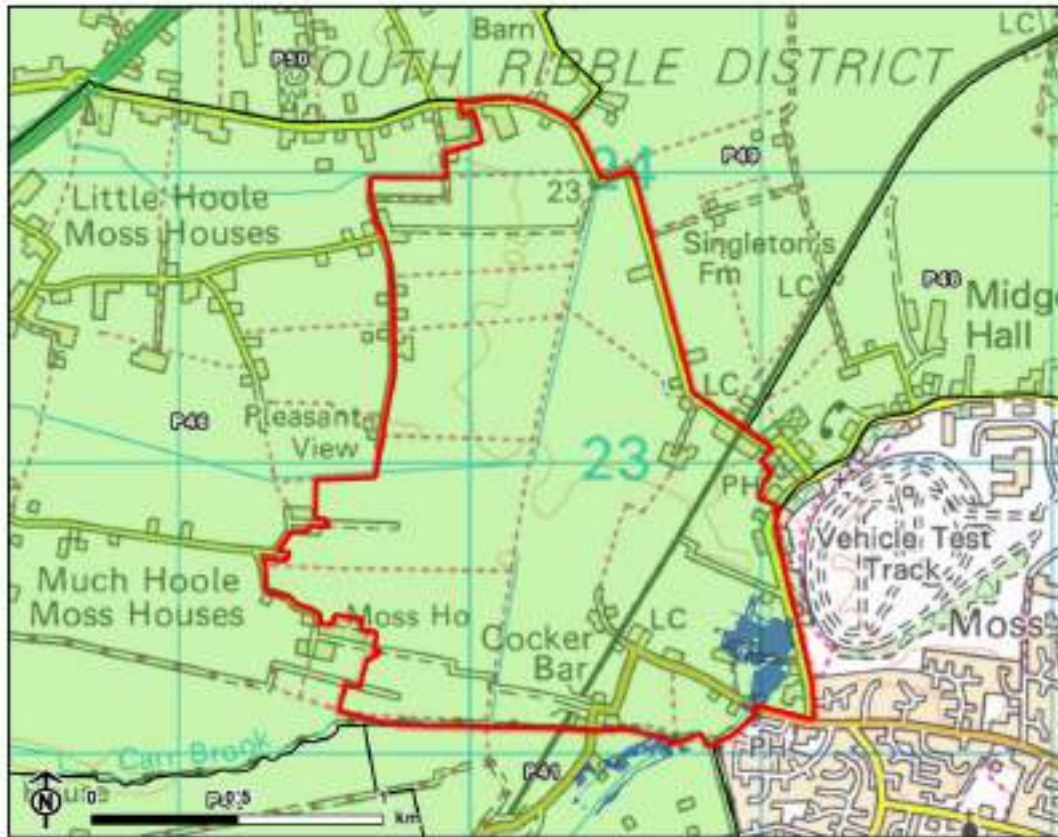
Safeguarding of the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within this parcel. The railway line forms a consistent and mostly well-treed boundary to the west of Croston, so any westward expansion of the village would remove land which makes a significant contribution to Purpose 3 and which would in turn weaken the contribution of adjacent Green Belt land between the village and the River Yarrow. There is some development to the west of the railway at Twin Lakes Industrial Park, but this is confined to an area surrounded by well treed boundaries.

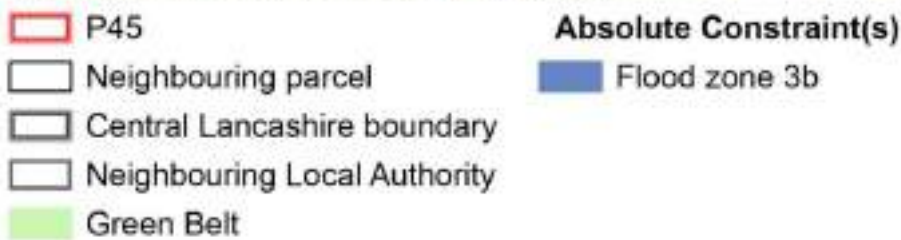
The village of Bretherton is largely linear but forms two sides of a rectangular area (map point A) that is contained by the B5248 to the north and by Marl Cop, which has some low density residential development along it, to the east.. Land at the eastern end of this area still has strong distinction from the inset settlement, but the area's containment would limit impact on the wider Green Belt to some degree.

The western edge of the parcel abuts the inset settlement of Tarleton but is separated from it by the River Douglas, a strong boundary feature. Although there is an area of industrial development on the east side of the river this is well contained by tree cover and so does not significantly weaken the boundary role of the river. Any expansion of Tarleton across the river would constitute a major weakening of the Green Belt boundary, with a knock-on impact on the strength of adjacent Green Belt land

Parcel P45



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Land to the west and northwest of Moss Side (Leyland), comprising largely of agricultural land. There is some development within the parcel along Midge Hall Lane, close to the railway line but this does not have a significant impact on openness within the wider parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The southeastern part of the parcel lies directly adjacent to Moss Side, which forms part of the Preston-Chorley large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land is peripheral to a moderate gap between Moss Side and Preston.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and the flat, low-lying patchwork of ditched fields that forms the mosses landscape has strong distinction from Moss Side. As a result, development in this area would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

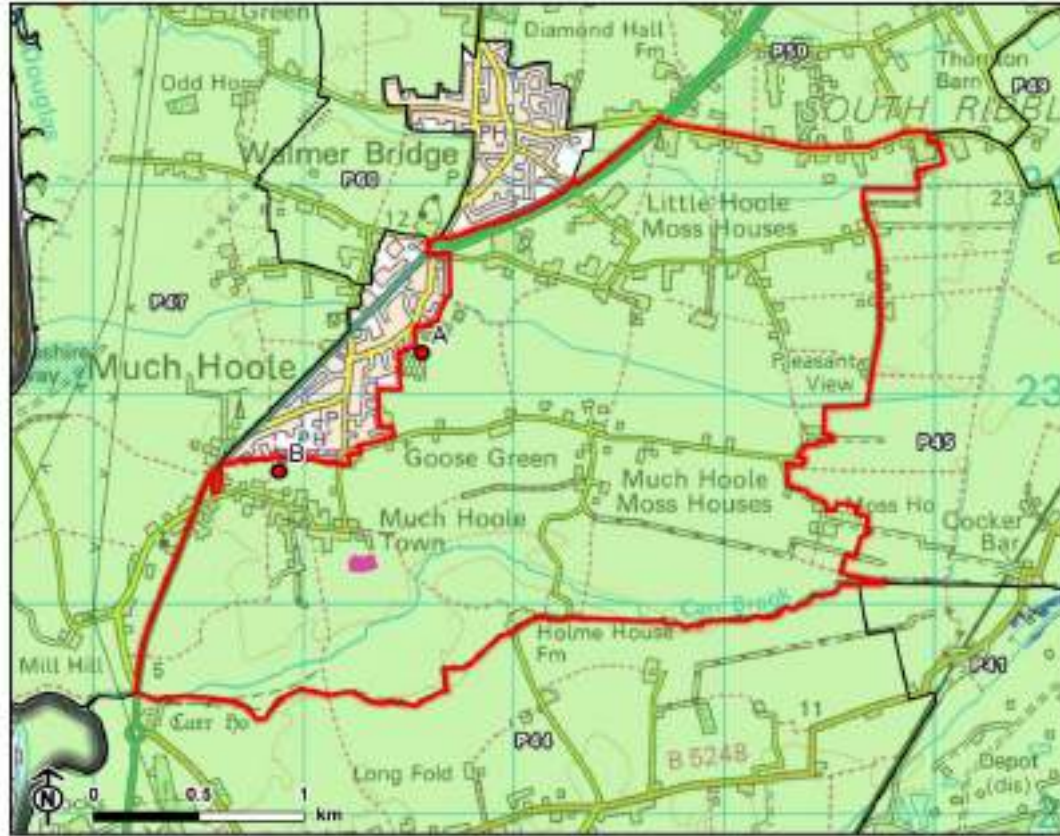
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

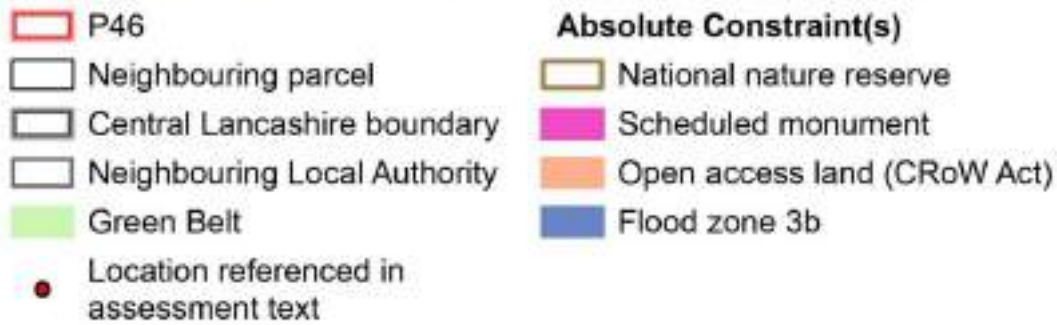
Prevention of sprawl of the large built-up area (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3) are likely to be significant consideration when determining the potential for release of land for

development within this parcel. Tree cover, Wymott Brook and adjacent Flood Zone 3b constrained landform a relatively strong boundary to the west of Moss Side, so any strategic-scale release would affect land which makes a significant contribution to preventing sprawl of the large built-up area and encroachment on the countryside. Although the railway line would form a consistent, alternative boundary to the west, any release in this flat, visually open landscape would weaken adjacent, retained Green Belt land.

Parcel P46



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Land to the east and southeast of Walmer Bridge and Much Hoole, north of Carr Brook, comprising largely of agricultural land. There are some non-agricultural developments on local roads within the parcel but these do not have a significant impact on wider openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The inset villages of Walmer Bridge and Much Hoole form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Preston-Chorley large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land in the east and southeast that has strong distinction from Much Hoole and Walmer Bridge, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The eastern half of the parcel lies at some distance from inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. The A59 forms a consistent boundary to the south of Walmer Bridge and therefore any southward expansion of this settlement would require crossing this boundary feature and would constitute significant encroachment on the countryside.

Land to the east of Much Hoole (map point A), where there are only garden boundaries at the inset edge, has weaker distinction from the settlement. However, there is a lack of strong alternative Green Belt boundaries to the east and therefore any release would impact the contribution of adjacent Green Belt.

Land to the south of Much Hoole (map point B) also has weaker distinction from the inset area to the north due to the presence of washed-over development along Town Lane to the south. Existing development to the west and development along Town Lane would limit the impact of a release here on the wider Green Belt.

Parcel P47



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- P47
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy G4: Protected open land
- Absolute Constraint(s)**
- National nature reserve
- Special Protection Area
- Sites of Special Scientific Interest
- Scheduled monument
- Open access land (CRoW Act)
- Flood zone 3b

Land on the western edge of the Central Lancashire area, to the southwest of Longton and west of Much Hoole. The settlement of Hesketh Bank lies to the southwest of the parcel over the River Douglas. The parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Leyland and Penwortham, so any development would be associated with the smaller settlements than adjoin the parcel rather than with the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

None of the surrounding settlements are large enough to be considered towns, so the parcel makes a weak contribution to preventing merging towns from merging into one another.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land where the landscape is very flat and visually open and what tree cover there is plays a strong screening role. To the west, the River Douglas forms a strong boundary to inset development at Hesketh Bank. This gives most of the parcel strong distinction from any inset settlements, so development in these areas would constitute a significant encroachment on the countryside

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

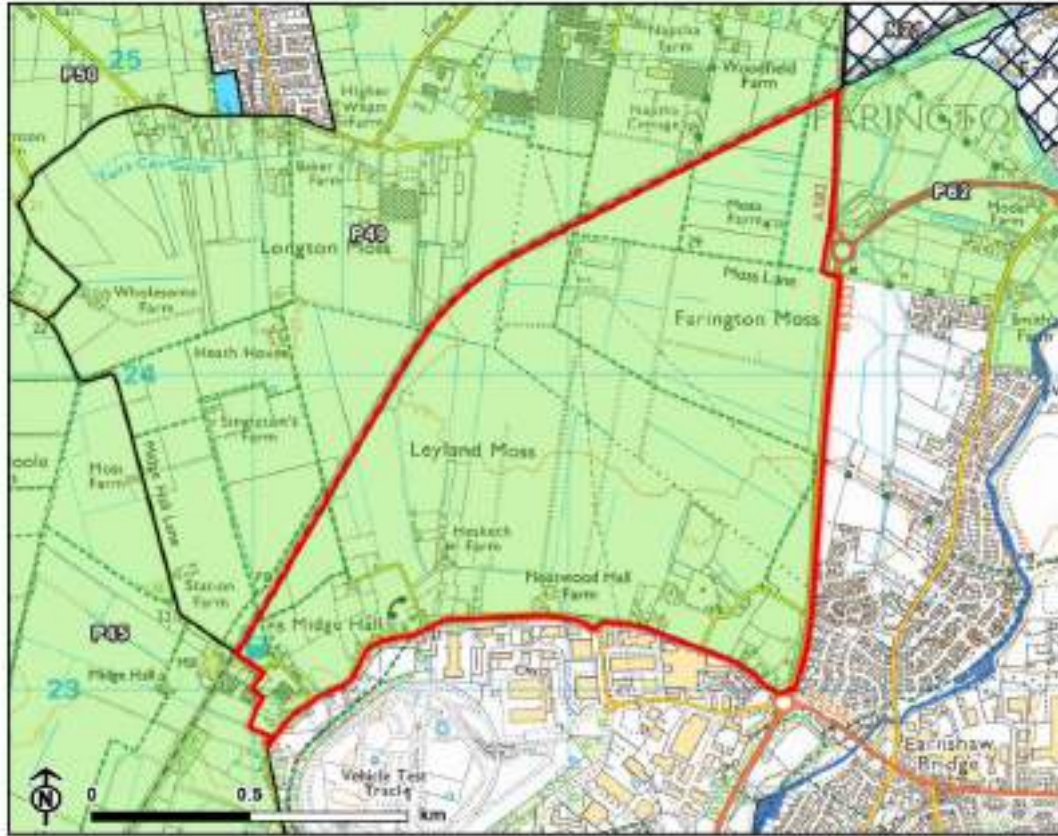
Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Most land within the parcel lies at some distance from inset areas, away from urbanising influences, and development would be considered significant encroachment on the countryside.

Tree cover has a strong screening impact in the flat landscape to the west of Longton, so any settlement expansion in this direction would be likely to have a significant impact on the more remote character of the low-lying, open fields to the west.

The A59 forms a consistent boundary to the west of the residential area of Much Hoole, with only a small commercial/industrial estate beyond it, so any expansion here will have a significant knock-on impact on the strength of adjacent Green belt land.

The western edge of the parcel abuts the contiguous inset settlements of Tarleton and Hesketh Bridge, but is separated from them by the River Douglas, a strong boundary feature. Any expansion of this settlement area across the river would constitute a major weakening of the Green Belt boundary, with a knock-on impact on the strength of adjacent Green Belt land in the parcel.

Parcel P48



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- P48
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Policy G4: Protected open land
- Absolute Constraint(s)**
- Flood zone 3b

Land to the northwest of Leyland and to the north of Moss Side Industrial Estate. The railway line forms the western and northern boundaries of the parcel and the hamlet of Midge Hall lies in the southwest of the parcel, although this does not have a significant impact on openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Leyland, which forms part of the Preston-Chorley large built-up area. Tree cover to the south and the B5253 provide boundary separation between the parcel and the urban area

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a relatively wide gap between Leyland and existing development at Penwortham to the north and undeveloped inset land and safeguarded land combine to leave a Green Belt gap of less than 700m gap in the vicinity of Farington Moss. This parcel therefore plays a more peripheral role in maintaining separation between towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and the flat mosses landscape combined with screening tree cover which filters intervisibility with the urban edge means that much of the parcel has strong distinction from the inset area.

Development within much of the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The B5253 forms a consistent boundary to Leyland to the east. Any westward expansion of the settlement in this area would cross this boundary feature and constitute significant sprawl of the large built-up area and encroachment on the countryside. The railway line forming the western edge of the parcel, although a clear physical feature, is not a strong visual boundary, and any partial release of land within the parcel would weaken the remainder. The contribution to the Green Belt purposes of land between Midge Hall Lane and Sod Hall Lane (map point A) is somewhat weakened by washed-over urbanising development, so a release of land here would have slightly less impact on adjacent land than would be the case in the rest of the parcel. Although peripheral to the narrower gap between Penwortham/Lostock Hall and Leyland/ Farington in the vicinity of Farington Moss, any release impinging on connectivity between that narrower gap and the wider Green Belt (map point B) would be very harmful to Purpose 2.

Parcel P49



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- | | |
|--|--|
|  P49 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel |  Policy G4: Protected open land |
|  Central Lancashire boundary | Absolute Constraint(s) |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the east, north and south of New Longton, adjoining Penwortham to the northeast and extending southward as far as the railway line close to the edge of Leyland (Moss Side). The washed-over village of Whitestake, to the east of New Longton, includes linear developing which has an urbanising influence locally but which is not dense enough to significantly reduce openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Penwortham, which forms part of the large built-up area. The A582, A59 and adjacent tree cover create strong boundary distinction between much of the parcel and the urban area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a relatively wide gap between Leyland and existing development at Penwortham to the north and undeveloped inset land and safeguarded land combine to leave a Green Belt gap of less than 700m gap in the vicinity of Farington Moss. This parcel therefore plays a more peripheral role in maintaining separation between towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some development within the parcel, it generally has rural uses and contains land that has strong distinction from New Longton and Penwortham, where development would be considered significant encroachment on the countryside. The A582, A59 and adjacent tree cover contribute to creating strong distinction from Penwortham.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The A582 and A59, as well as tree cover at the inset edge and Mill Brook, form a consistent boundary feature between Penwortham and the parcel. Any westward expansion of Penwortham beyond this boundary feature would constitute significant sprawl of the large built-up area and encroachment on the countryside. Although peripheral to the narrower gap between Penwortham/Lostock Hall and Leyland/Farington in the vicinity of Farington Moss, any release impinging on connectivity between that narrower gap and the wider Green Belt would be very harmful to Purpose 2. However, there is some land adjacent to New Longton (map point A) that is relatively contained by inset development along Royalty Lane and is only separated from the urban area of New Longton by garden boundaries. There is a wooded area providing some land cover distinction in the central region of this area, but the majority of the area has weaker distinction from the inset area, and could be released with relatively minor impact on the strength of adjacent Green Belt land.

Land adjacent to New Longton south of Wham Lane (map point B) also lacks strong distinction from the urban edge, but in the absence of any urban containment any release here would have a knock-on impact on the strength of adjacent land to the east. Given the urbanising influence of washed-over development at Whitestake, any expansion in this direction would also have a more significant impact in terms of the Purpose 1 function of retaining distinction between New Longton and the large built-up area.

Although there are some dwellings south of Long Moss Lane these are low in density, so the road forms a consistent boundary to the urban southern edge of New Longton. Any strategic-scale release beyond this would result in loss of land which makes a strong contribution to Purpose 3, and a knock-on weakening of adjacent Green Belt land.

At the southern end of the parcel, any expansion of Leyland (Moss Side) beyond the railway line would mark a significant change in settlement extent, consequently weakening the contribution of adjacent land in this visually very open landscape.

Parcel P50



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- P50
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy G4: Protected open land
- Absolute Constraint(s)**
- Flood zone 3b

Land between New Longton, Hutton, Longton and Walmer Bridge. The openness of land between Hutton and New Longton is diminished by the presence of the Lancashire Police HQ and there is also significant linear residential development along Chapel Lane between Longton and New Longton. There is also some development across the A59 east of Walmer Bridge, but much of this is horticultural in nature, and therefore not inappropriate to a Green Belt location. Aside from the above, most of the

parcel is comprised of agricultural land. The parcel includes an area of Protected Open Land (South Ribble policy G4) adjacent to Longton (Land off Chapel Lane, Longton), and another on the southern edge of New Longton (Land Adjacent to The Fields).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The adjacent inset villages of Hutton, Longton, New Longton and Walmer Bridge form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Preston-Chorley large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land in the east of the parcel is peripheral to a gap between Leyland and Penwortham which is reduced by intervening development at New Longton. It therefore makes a moderate contribution to preventing neighbouring towns from merging into one another.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

There is some urbanizing development within the parcel, and settlement boundaries, landform and landcover typically offer little distinction from any of the inset urban edges. However, it generally has rural uses and contains some land that is far enough from all of the surrounding settlements to make a strong contribution to preventing encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel.

To the south of Hutton, Longton Brook forms a consistent boundary to the inset settlement, in places bolstered by tree cover. To the east of the village, the A59 likewise forms a consistent Green Belt boundary, and although the Police HQ and some residential development affect openness beyond the main road their urbanising influence is largely contained by strong tree cover, so the road still forms a clear boundary. Any strategic-scale eastward or southward expansion of Hutton would therefore constitute a significant boundary weakening, with consequent impact on the fragile gaps between settlements in this area.

Land to the west of New Longton (map point A) has weaker distinction from the inset area given that it is only separated by garden boundaries at the inset edge; however, there is a lack of strong alternative Green Belt boundaries to the west and therefore any release would have impacts on the contribution of adjacent Green Belt. The small area of Protected Open Land at the southern end of the village is largely contained by built development, has weak distinction from the inset area, and could be released without significant impact on the wider Green Belt.

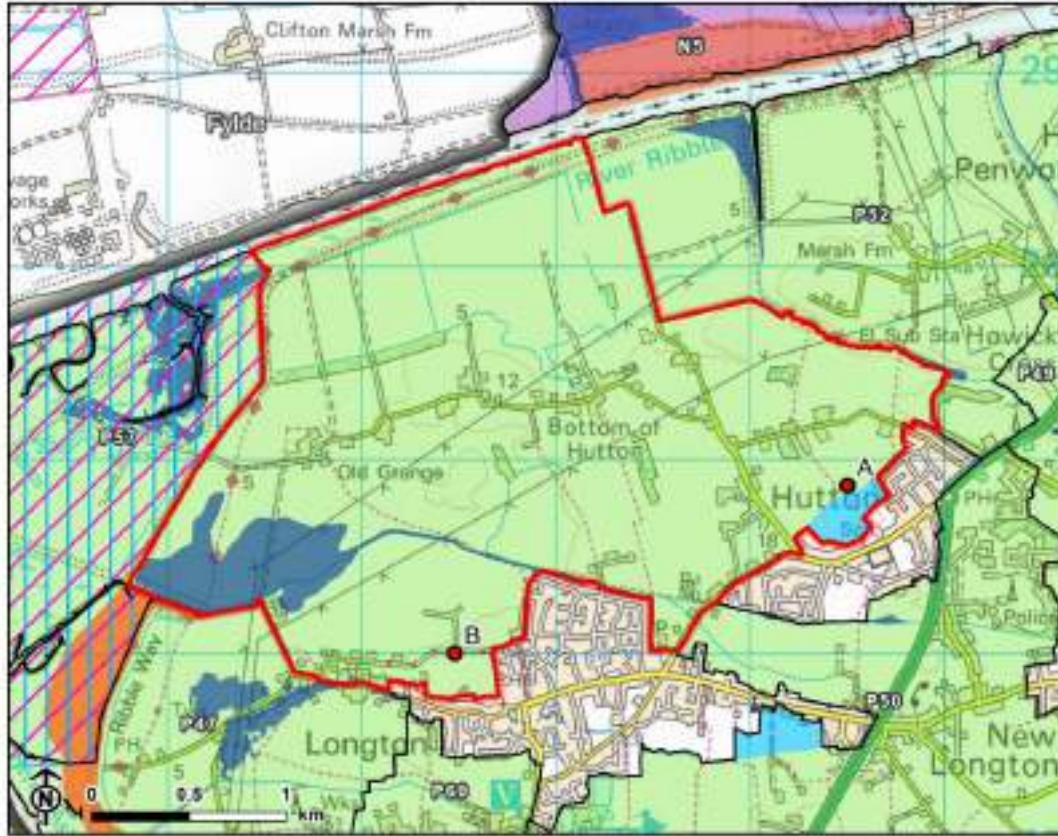
Fields to the south of Longton (map point B), which include an area of Protected Open Land, have weak boundary separation from as yet undeveloped inset areas to the north. The A59 to the east provides a strong

alternative Green Belt boundary, but there is a lack of strong boundaries to the south, so any release would therefore have impacts on the contribution of Green Belt land to the south. This would have some impact on the strongest area of separation from Walmer Bridge, but harm would be limited because of the weakness of the existing gap along Liverpool Road.

East of Walmer Bridge, fields contained by the A59 and houses on the north side of Gill Lane (map point C) lack strong boundary separation from the village. Release of land to the south of Gill Lane would have negligible impact on the wider Green Belt, but to achieve a strategic-scale release there would also need to be release of land to the north of the lane. This would have some knock-on impact on the adjacent Green Belt, but less so than would be the case if the gap between settlements was narrower.

Land between the northern edge of Walmer Bridge and Drumacre Lane West (map point D) also has limited distinction from the inset settlement. Woodland and lakes at Longton Brickcroft Nature Reserve create strong physical separation from most of Longton, but any development here would largely negate the remaining settlement separation role played by the wooded area. As Longton and Walmer Green are not towns there would be limited impact on Purpose 2, but stronger connectivity between the settlements, particularly as perceived from Liverpool Road, would weaken the justification for not also inseting the washed-over urbanising development to the west of the woodland. In the absence of any strong alternative Green Belt boundary to the east there would also be a knock-on weakening of the contribution of adjacent Green Belt in this direction.

Parcel P51



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Land to the north of Longton and northwest of Hutton, with the River Ribble lying to the north and the Ribble Estuary SSSI/SPA/Ramsar site lying to the northwest. There is some residential development along local roads within the parcel, but this does not have a significant impact on openness. There is an area of Protected Open Land (Schoolhouse Farm, Liverpool Road) adjacent to the west of Hutton within the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The adjacent inset villages of Hutton and Longton form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Preston-Chorley large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie in a settlement gap between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and land in the northwest, which is located a significant distance from the villages of Longton and Hutton, has strong distinction from both settlements. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

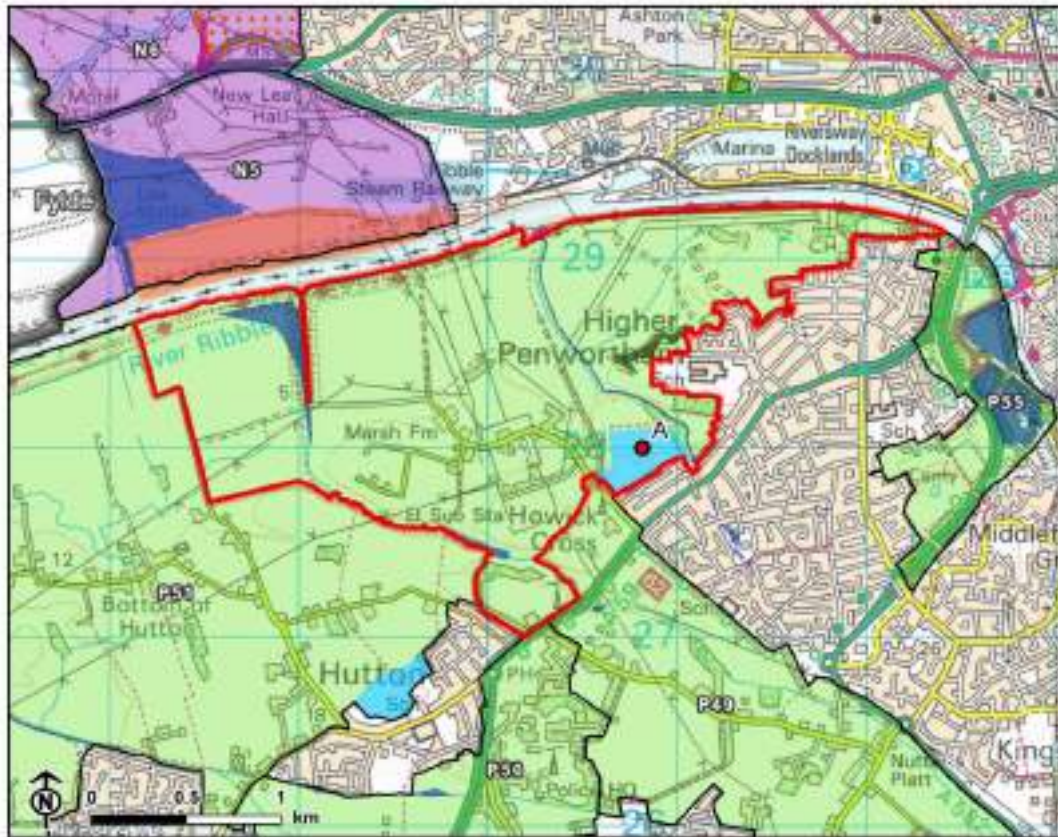
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land in the northwest and north of the parcel lies at some distance from inset areas to the south, away from urbanising influences and development would constitute significant encroachment on the countryside.

However, land to the north of Hutton (map point A), including an area of Protected Open Land, has weaker distinction from the inset area given that there are only garden boundaries at the inset edge to the south to provide separation. Skip Lane to the west and Ratten Lane to the north already have some associated urbanising development, but it is likely any release here would have knock-on impacts to the contribution of adjacent Green Belt. Land adjacent to the northwest of Longton (map point B) also has weaker distinction from the urban area due to a lack of strong boundary features at the inset edge. Back Lane could form alternative boundary but any release would again in turn cause a weakening of the contribution of adjacent Green belt land. North of Back Lane, and to the north of Longton Brook, there is a more distinct, low-lying landscape. The brook provides a clearer settlement boundary feature, beyond which any release would constitute a more significant expansion of the settlement, and a weakening of adjacent land including in the gap between Longton and Hutton.

Parcel P52



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Land to the west of Penwortham comprising of agricultural land to the south of the River Ribble. There is an electricity sub station in the south of the parcel and a golf course in the northeast of the parcel. There is an area of Protected Open Land (Howick Hall Farm) within the parcel adjacent to the inset area.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Penwortham, which forms part of the Preston-Chorley large built-up area, and the low-lying fields away from the urban edge have strong distinction from the urban area and therefore make a strong contribution to checking its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the east of the parcel lies in a narrow gap between Penwortham and Preston, but the contribution of this land to maintaining separation is limited by the extent to which these settlements are already connected to the east.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses. Tree cover at the inset edge, although sparse in places, helps to create strong distinction from Penwortham, and the flat low-lying landform of the fields adjacent to the River Ribble creates an additional sense of distinction. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense tree cover forms a consistent boundary feature adjacent to much of the inset edge of Penwortham in the east of the parcel. Any strategic scale development that crosses this boundary feature would constitute significant sprawl of the large built-up area and encroachment on the countryside.

The area of Protected Open Land within the parcel (map point A) has weaker distinction from the inset area to the south where only garden boundaries provide separation. Tree cover to the east and west would limit the impact of any release in these directions. Although the northern boundary is less strongly defined the sloping landform down to the Ribble Valley would help to maintain distinction from the flatter landscape beyond, limiting the impact of release on the Green Belt contribution of that area.

Parcel P53



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- P53
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Land between Leyland and Lostock Hall, which is largely contained by inset development. The A582 bisects the parcel from west to east. The River Lostock passes through the western region of the parcel, which is largely comprised of agricultural land. However, the parcel also has extensive aggregate workings at its eastern end, which is bordered by the M6.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel is largely isolated within the large built-up area lacking clear connectivity to the wider Green Belt. To the west, inset areas meet at the junction of Croston Road, Centurion Way and the A582.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap, but which maintains clear separation between Leyland and Lostock Hall. Although the proximity of urban areas means that land here lacks strong distinction from settlements, the narrowness of the gap means that it is still performing a significant in preventing merger.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Although large areas of the parcel have rural uses, the urbanising influence of nearby settlements means that there are no strategically-sized areas of land that have strong distinction from all urban edges.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

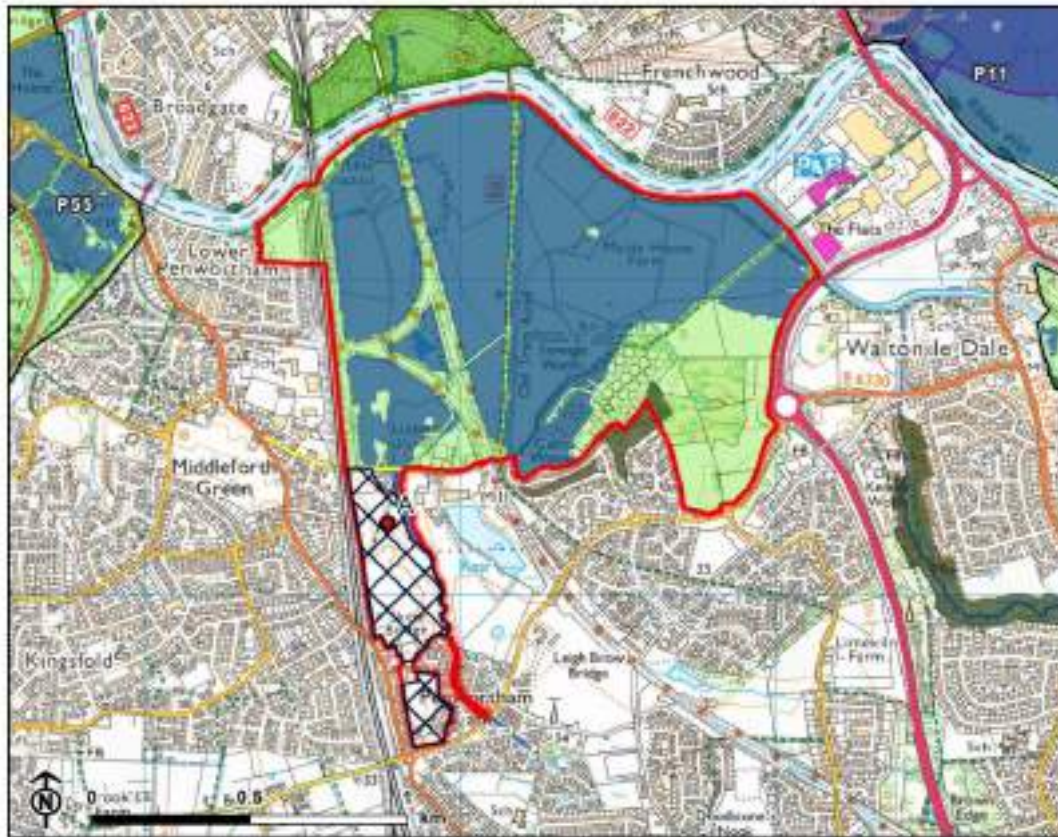
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Any strategic scale release within the parcel would contribute to effectively merging the two currently distinct settlements.

Parcel P54



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- | | | | |
|---|---|---|---|
|  | P54 |  | Policy BNE3 and G3:
Safeguarded land |
|  | Neighbouring parcel |  | Policy EN1: Open countryside |
|  | Central Lancashire boundary | Absolute Constraint(s) | |
|  | Neighbouring Local Authority |  | Scheduled monument |
|  | Green Belt |  | Ancient woodland |
|  | Location referenced in
assessment text |  | Registered parks and gardens |
| | |  | Flood zone 3b |

Land to the south of Preston to the south of the River Ribble. The majority of the parcel is comprised of agricultural land that is constrained by Flood Zone 3b. Land in the southeast of the parcel comprises largely of tree cover and a sewage treatment works. There is an area of safeguarded land included in the southwest of the parcel. The assessment only considers the contribution of those strategically-sized areas that are not constrained from development.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel is isolated by the large built-up area and lacks connectivity to the wider Green Belt. Development here would be considered infill rather than unrestricted sprawl of the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel lies in a narrow gap between Lostock Hall and Preston, but urbanising development already links the two settlements, limiting the contribution of land to this purpose.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Land within the parcel makes a moderate contribution to safeguarding the countryside from encroachment. The parcel is largely characterised by rural uses but is entirely contained by the urban area, limiting its association with the wider countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Moderate contribution

The parcel lies to the south of the historic core of Preston. The fields in the Ribble Valley can be considered to play some role in providing a setting to the south of Preston, but these areas are constrained from development by flood zone designation. Within the unconstrained area in the southeastern part of the parcel, wooded higher ground forms a visual backdrop to riverside views from the edge of the city, but the limited relationship with historic parts of the city, and the limited degree to which its landscape setting has a bearing on the city's character, limits the level of contribution to moderate.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**Equal contribution**

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2), safeguarding the countryside from encroachment (Purpose 3) and preserving the setting and special character of Preston's historic core (Purpose 4) are likely to be considerations when determining the potential for release of land for development within this parcel, although unconstrained land doesn't make a significant contribution to any of these. The unconstrained parts of the parcel are largely wooded, and so play a role with respect to all the purposes noted above, but the safeguarded land in the southwest of the parcel (map point A) is largely contained by developed and inset land. It shares only a narrow frontage with the Green Belt land to the north, and its development would have little impact on the Green Belt contribution of unconstrained land within the parcel.

Parcel P55



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- | | | | |
|---|------------------------------|---|---|
|  | P55 |  | Policy BNE3 and G3:
Safeguarded land |
|  | Neighbouring parcel |  | Policy G4: Protected open land |
|  | Central Lancashire boundary | Absolute Constraint(s) | |
|  | Neighbouring Local Authority |  | Scheduled monument |
|  | Green Belt |  | Ancient woodland |
| | |  | Registered parks and gardens |
| | |  | Flood zone 3b |

Land between Penwortham and Preston with the River Ribble lying to the northeast. The A59 bisects the parcel from south to north, with the eastern half of the parcel comprising of allotments and sports pitches and the western half of the parcel comprising of tree cover and Hurst Grange Park. Parts of the parcel, including many of the allotments, lie within Flood Zone 3b and so are constrained from development.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel is isolated by the large built-up area and lacks clear connectivity to the wider Green Belt. Development here would be considered infill rather than unrestricted sprawl of the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel lies within a narrow gap between Penwortham and Preston, but urbanising development already links the two settlements and limits the role of open land in maintaining settlement separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel's extensive tree cover and sharp river valley edge slopes create strong distinction from the adjacent urban edges, but its uses and its urban containment limit the extent to which it can be considered countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Moderate contribution

The parcel lies to the south of the historic core of Preston. It has a limited relationship with historic parts of the city, and landscape setting has a limited bearing on Preston's character, but the parcel's woodland forms a visual backdrop to riverside views from the edge of the city, and therefore makes some contribution to its setting and character.

Note: this parcel's rating is incorrectly shown as Limited / no contribution on overview maps – TBC.

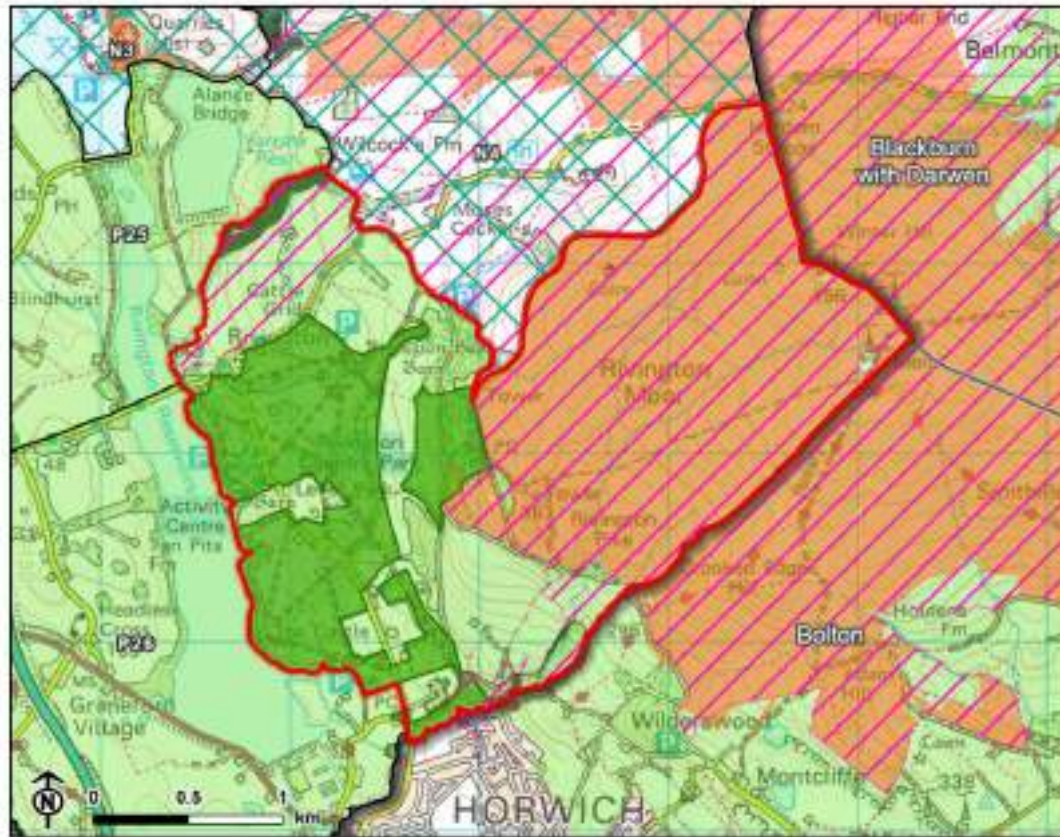
Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**Equal contribution**

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2), safeguarding of the countryside from encroachment (Purpose 3) and preserving the setting and special character of Preston's historic core (Purpose 4) are likely to be considerations when determining the potential for release of land for development within this parcel. Dense tree cover within the west and south of the parcel creates strong distinction between the parcel and the inset area, but any release within the parcel would be contained by inset development and the A59 road network and would therefore have minimal impacts on the contribution of the wider Green Belt.

Parcel P56



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Land to the north of Horwich comprising of Lever Park Registered Park and Garden in the west and the West Pennine Moors SSSI in the majority of the remainder of the parcel. There is only a small amount of unconstrained land within the parcel to the north and south of Terraced Gardens Rivington, another Registered Park and Garden. The assessment only considers the contribution of those strategically-sized areas that are not constrained from development.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Chorley to the northwest, which forms part of the Chorley-Preston large built-up area. Intervening land serves the purpose of preventing its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Unconstrained land within the parcel is peripheral to the gap between Horwich and Adlington and is separated from the core of the gap by constrained land.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Wooded slopes at the southern end of Lever Park create a barrier of constrained land between Horwich and the nearest unconstrained part of the parcel, which is very steeply sloping land rising up towards the West Pennine Moors. This is countryside which has very strong separation from urban development.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

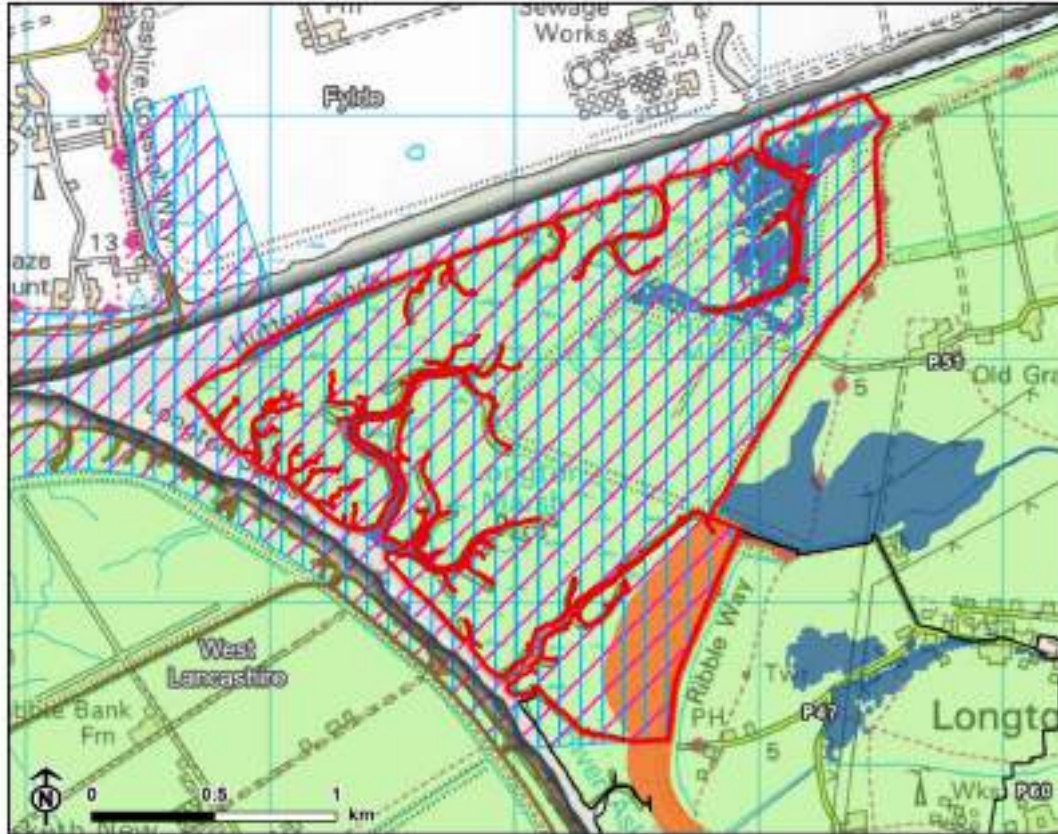
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The majority of the parcel is constrained and occupies very steep land to then north of Horwich. Any strategic-scale expansion into the parcel would constitute significant encroachment on the countryside.

Parcel P57



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- | | |
|------------------------------|--------------------------------------|
| P57 | Absolute Constraint(s) |
| Neighbouring parcel | National nature reserve |
| Central Lancashire boundary | Special Protection Area |
| Neighbouring Local Authority | Sites of Special Scientific Interest |
| Green Belt | Open access land (CRoW Act) |
| | Flood zone 3b |

Land to the northwest of the settlements of Longton and Hutton, comprising entirely of the Ribble Estuary SSSI/SPA/Ramsar. The River Ribble lies to the north of the parcel and the River Asland lies to the west.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 2 – Preventing neighbouring towns from merging into one another

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

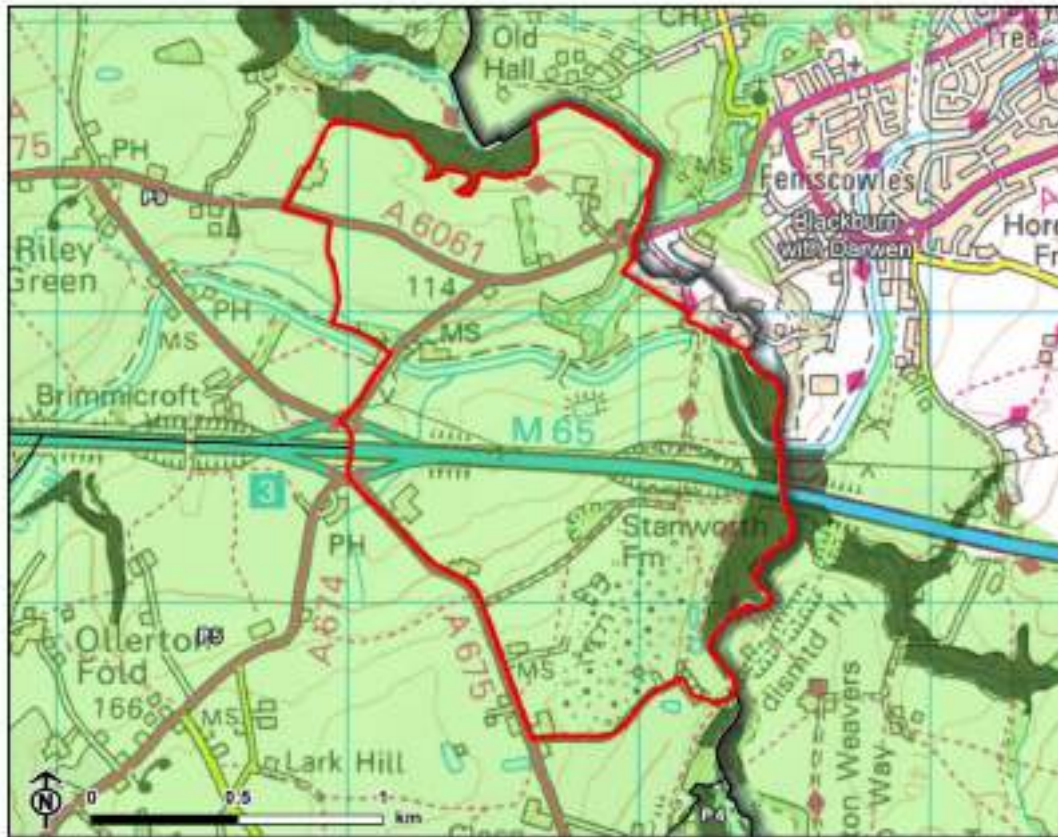
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.







Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The potential for strategic-scale release has not been considered as the entire parcel is constrained by the Ribble Estuary SSSI/SPA/Ramsar.

Parcel P58



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- | | | |
|---|------------------------------|--|
|  | P58 | Absolute Constraint(s) |
|  | Neighbouring parcel |  Ancient woodland |
|  | Central Lancashire boundary | |
|  | Neighbouring Local Authority | |
|  | Green Belt | |

Land to the west of the Feniscowles suburbs of Blackburn, with the M65 and Leeds and Liverpool Canal passing east-west through the parcel. The parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land is adjacent to the Feniscowles suburb of Blackburn, which forms part of the Blackburn-Darwen large built-up area. Dense tree cover to the east provides strong boundary distinction between the parcel and the urban area, so any expansion of the city into this area would be significant sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around 6km between Bamber Bridge and Blackburn, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton to the north increases the fragility of the gap and the M65 and railway line act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised largely of rural uses and the wooded valleys of the River Darwen and the River Roddlesworth create strong distinction from the urban area to the east. Any expansion into this parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

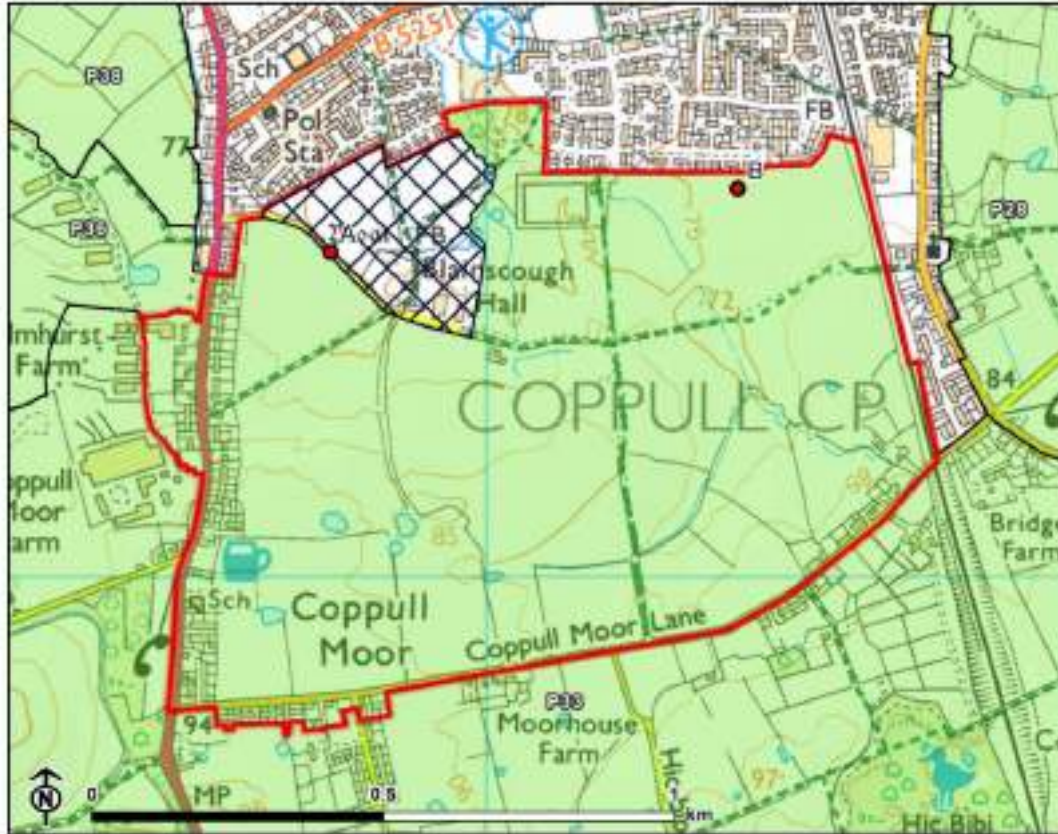
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense tree cover and valley landforms create strong boundary distinction between the parcel and the Feniscowles suburb of Blackburn to the east. As such, there are no strategic-sized areas within the parcel that make a lower contribution. Any westward expansion of Blackburn into the parcel would constitute significant sprawl of the large built-up area and encroachment on the countryside.

Parcel P59



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- P59
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land

Land to the south of Coppull, comprising of agricultural land, with the railway line and inset development along Chapel Lane to the east and washed-over development along the A49 Preston Road to the west. There is an area of safeguarded land in the northwest of the parcel (Blainscough Hall, Coppull).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies 2km from Chorley to the northeast, which forms part of the Preston-Chorley large built-up area. Any development in this parcel would be associated with Coppull rather than with Chorley.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Coppull and Standish to the south, but development to the west and east contains the parcel to an extent. Although the A49 and railway line act as connecting features there is higher ground on Coppull Moor which provides some separation between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel is largely comprised of rural uses but lacks strong enough boundaries to create significant distinction from the inset area to the north and east, and from washed-over development along the A49 to the west.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be considerations when determining the potential for release of land for development within this parcel. For land in the northwest of the parcel (map point A), including an area of safeguarded land, residential development to the west provides a strong boundary feature in this direction, but any release would have a knock-on impact on the contribution of adjacent Green Belt to the south.

For land in the northeast of the parcel (map point B) the railway line provides a strong alternative boundary feature to the east, but there is a lack of alternative boundary features to the south. As a result, a strategic-scale release would have knock-on impacts to the contribution of adjacent Green Belt in this direction.

Parcel P60



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- | | |
|--|--------------------------------------|
| P60 | Policy G4: Protected open land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | National nature reserve |
| Neighbouring Local Authority | Special Protection Area |
| Green Belt | Sites of Special Scientific Interest |
| Location referenced in assessment text | Open access land (CRoW Act) |
| | Flood zone 3b |

Land to the southwest of Longton and west of Walmer Bridge and Much Hoole. The parcel is largely comprised of agricultural land. There is some residential development on local roads within the parcel, mostly notably to the west of Liverpool Road between Longton and Walmer Bridge and to a lesser extent along Station Road west of Much Hoole. This development is mostly linear in form but does have some impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The adjacent inset villages of Longton, Walmer Bridge and Much Hoole form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Preston-Chorley large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The nearby settlements are too small to be considered towns, so land in this parcel does not contribute to this purpose.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel generally has rural uses, but proximity to the inset settlements of Longton, Walmer Bridge and Much Hoole, lack of strong settlement boundary features and the presence of urbanising development extending west from these settlements into the parcel means that contribution to Purpose 3 is only moderate.

Note: this is incorrectly shown as a significant rating on the overview maps – TBC.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

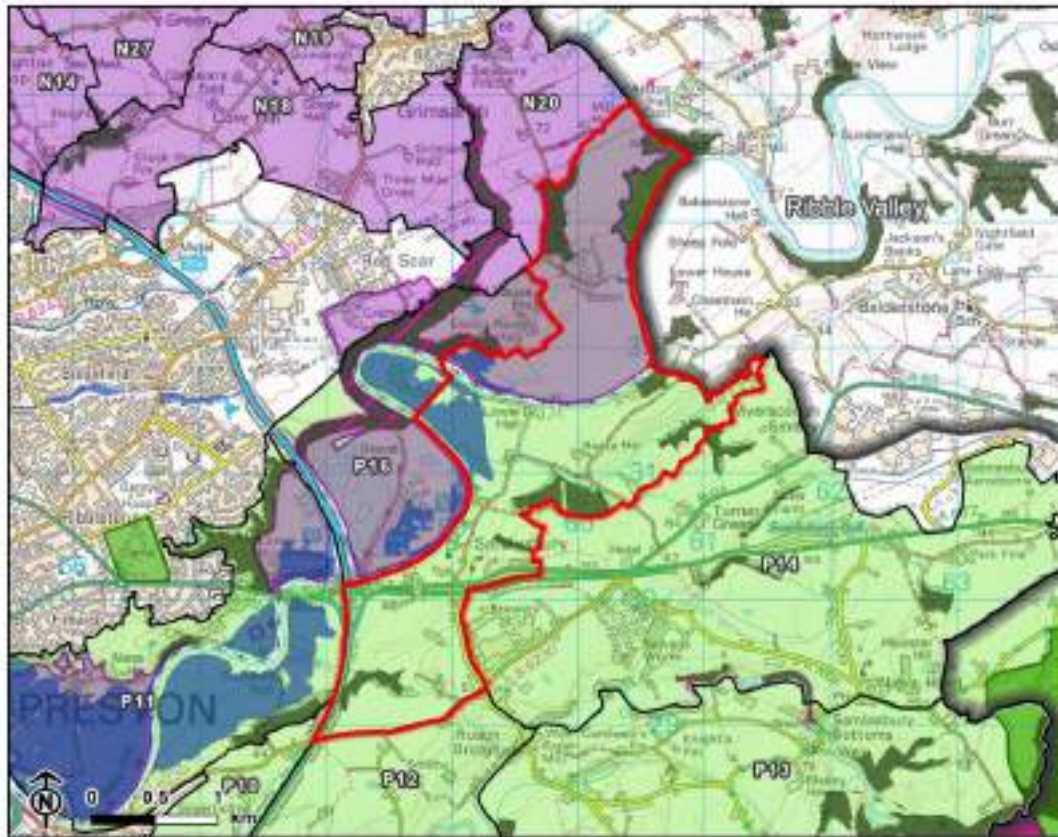
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Checking the sprawl of a large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. For the area to the southwest of Longton, to the south of Formby Crescent and to the west of Liverpool Road (map point A), tree cover to the south and west provides an alternative Green Belt boundary, and land to the south beyond the trees is already subject to urbanising influence from washed-over development along Hall Lane. The developed areas along Hall Lane and Liverpool Road (map point B) have low openness and so make little contribution to the Green Belt purposes.

Land to the west of Liverpool Road between Walmer Bridge and Hall Lane (map point C) is subject to urbanising containment on three sides, but the lack of strong alternative Green Belt boundaries to the west means that any release would impact the contribution of adjacent Green Belt in this direction. There will also be some impact on settlement separation (Purpose 2), although this is limited by the extent of washed-over urbanising development in the Hutton-Walmer Bridge gap.

Parcel P61



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Land to the east of Preston and to the east of the M6, with the River Ribble passing through the central region of the parcel. The small settlement that forms the historic core of the village of Samlesbury lies in the south of the parcel between the A59 and the river, but this does not have a significant impact on openness within the parcel. The majority of the parcel is comprised of agricultural land. There is some land adjacent to the River Ribble that is constrained by Flood Zone 3b and there are also areas constrained by Ancient

Woodland within the parcel. That part of the parcel which lies to the north of the River Ribble is both Green Belt and Open Countryside (Preston policy EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 1km from Preston, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to sprawl of the large built-up area; land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land is too peripheral to the gaps between Preston and Blackburn and between Preston and Longridge to make more than a limited contribution to their separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised largely of rural uses. The M6, River Ribble and associated valleyside slopes and woodlands create strong distinction from the urban edges of Preston. Any development extending into this parcel would constitute a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

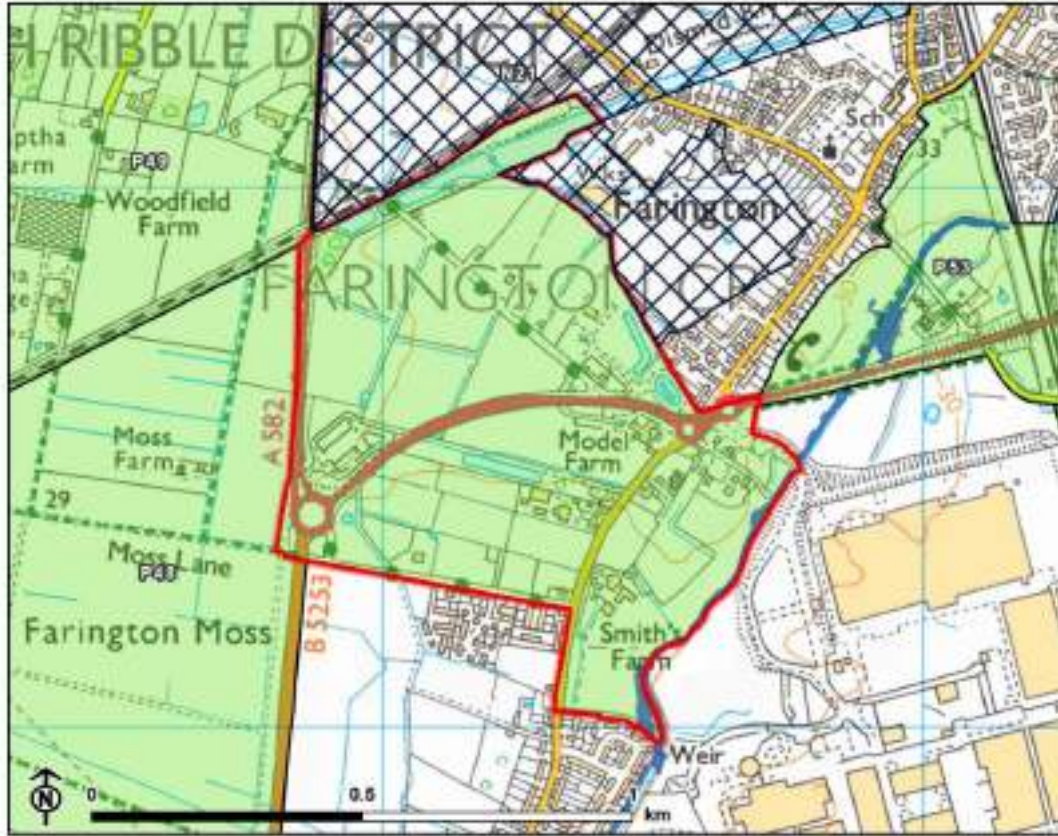
Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**Equal contribution**

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. A combination of the River Ribble, the M6 and dense tree cover provides strong boundary distinction between the parcel and Preston. As such, there are no strategic-scale areas within the parcel that can be identified as making a lower contribution.

Parcel P62



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- <all other values>
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Land lies between Leyland and Lostock Hall to the north and south respectively, which creates a degree of containment. The A582 forms the western boundary of the parcel and also bisects the parcel from west to east. The River Lostock passes through the eastern region of the parcel, which is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

Land within the parcel is partially contained within the large built-up area, although has some connectivity with the wider Green to the west.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap, but which maintains clear separation between Leyland and Lostock Hall. Although the proximity of urban areas means that land here lacks strong distinction from settlements, the narrowness of the gap means that it is still performing a significant in preventing merger.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Although large areas of the parcel have rural uses, the urbanising influence of nearby settlements means that there are no strategically-sized areas of land that have strong distinction from all urban edges.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) is likely to be the most

significant consideration when determining the potential for release of land for development within this parcel. Any strategic scale release within the parcel would contribute to effectively merging the two currently distinct settlements.

Parcel N1



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- N1
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE2: Other open countryside
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Registered parks and gardens
- Open access land (CRoW Act)
- Flood zone 3b

Land to the east of Chorley and the M61, comprising largely of agricultural land. This land is not in the Green Belt but is covered by the Chorley Other Open Countryside designation (BNE2). The settlement of Knowley lies in the northern half of the parcel, but this does not have a significant impact on openness. There is an area of safeguarded land (East of M61, Chorley) adjacent to the M61 in the west of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Chorley, which forms part of the Preston-Chorley large built-up area. The M61 to the west provides strong boundary distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel lies in a wide gap between Chorley and Darwen to the east, with elevated ground on the West Pennine Moors acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and steeply sloping land within the parcel and the M61 to the west creates strong distinction from Chorley. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of

the countryside from encroachment are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong, consistent boundary between the parcel and Chorley to the west. Any eastward expansion of the settlement would cross this boundary and constitute significant sprawl of the large built-up area and encroachment on the countryside. Similarly, dense tree cover forms a consistent boundary to the south of Great Knowley in the north of the parcel, creating strong boundary distinction between the parcel and this inset area. There is a housing estate adjacent to Black Brook to the northeast of the parcel, but this area is too small to exert any significant urbanising influence over strategically-sized areas of land.

The area of safeguarded land in the west of the parcel (map point A) has some existing development in the form of a small business park, and lies on flatter land compared to the rest of the parcel, but the business park is fairly well screened by tree cover and any strategic urban expansion in this area would still breach the strong, consistent boundary formed by the M61.

Parcel N3



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- | | |
|---|---|
|  N3 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Policy BNE2: Other open countryside |  Registered parks and gardens |
| |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land between Chorley and the West Penine Moors, comprising largely of agricultural land in the north and Anglezarke Reservoir in the south. This land is not in the Green Belt but is covered by the Chorley Other Open Countryside designation (BNE2). There is a housing estate in the northwest of the parcel, to the south of Heapey Reservoir, that lacks openness and therefore would make no contribution to the Green Belt purposes .

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Chorley, which forms part of the Preston-Chorley large built-up area, lies over 1km from the majority of the parcel. Intervening land provides strong separation between them, and performs the role of checking sprawl, so the parcel does not contribute to this purpose.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel lies in a wide gap between Chorley and Darwen to the east, with elevated ground on the West Pennine Moors acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The south of the parcel is largely comprised of a large reservoir and the remainder of the parcel generally has rural uses. The sloping landform in the north and water in the south create strong distinction from Chorley to the west. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The parcel lies at some distance from inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. Although the housing estate south of Heapey Reservoir lacks openness it is too small to exert any significant urbanising influence over strategically-sized areas of land.

Parcel N4



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- N4
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE2: Other open countryside
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Registered parks and gardens
- Open access land (CRoW Act)
- Flood zone 3b

Land between Chorley and Darwen comprising entirely of the West Pennine Moors SSSI. This land is not in the Green Belt but is covered by the Chorley Other Open Countryside designation (BNE2).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 2 – Preventing neighbouring towns from merging into one another

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 4 – Preserving the setting and special character of historic towns

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

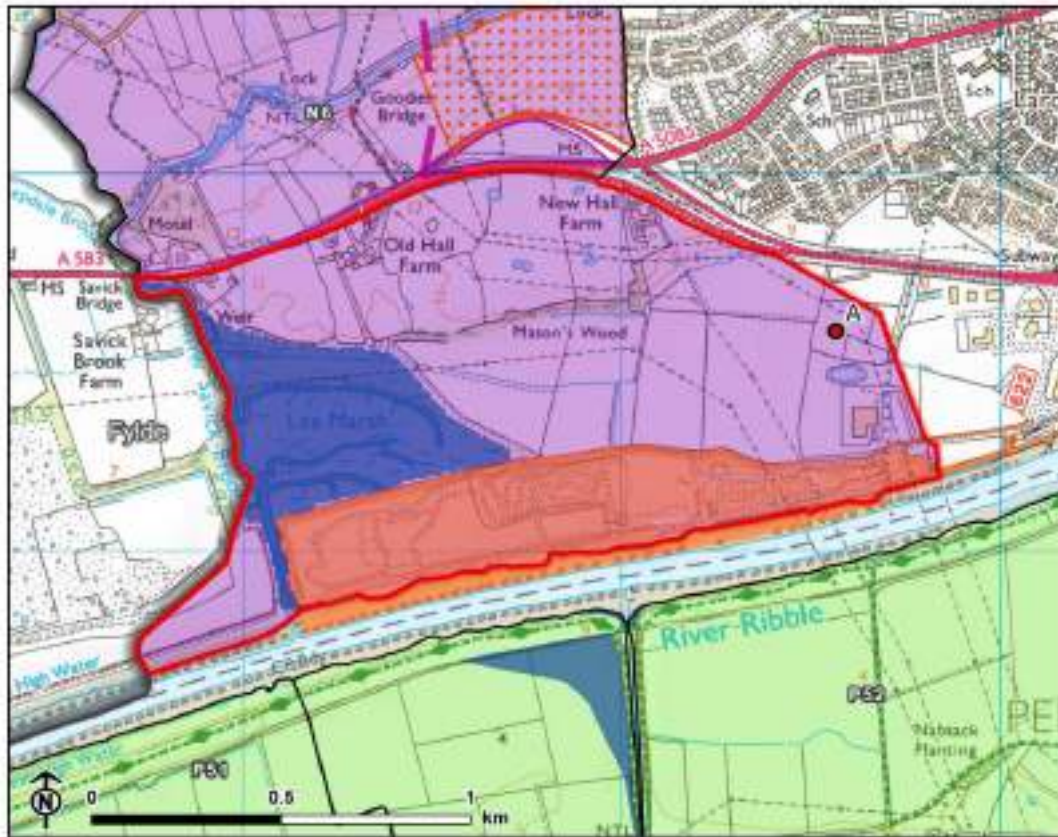
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The potential for strategic-scale release has not been considered as the entire parcel is constrained by the West Pennine Moors SSSI.

Parcel N5



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- | | |
|--|--|
|  N5 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Open access land (CRoW Act) |
|  Neighbouring Local Authority |  Flood zone 3b |
|  Committed development site | |
|  Green Belt | |
|  Location referenced in assessment text | |

Land to the west of Preston with the River Ribble lying to the south and the A583 lying to the north. The parcel, which is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1), is comprised of agricultural land. An off-road motorsport leisure area alongside the river is open access land, which constitutes an absolute constraint to development, an area of Flood Zone 3b in the west of the parcel is likewise constrained.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land is directly adjacent to Preston to the east, which forms part of the Preston-Chorley large built-up area. The A583 and associated tree cover along the slope that marks the edge of the Ribble Valley creates strong boundary distinction between the parcel and residential development to the northeast. The boundary of the EN1 designation to the east doesn't follow any physical features, and excludes the scrub vegetation and hedgerows which help to screen the industrial estate to the east, but the western reaches of the parcel are far enough from the urban edge for there to be little urbanising influence.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lie in a wide gap between Preston and Freckleton/Warton but there are no significant separating features and the A583 and A584 provide a direct link. It also lies in a slightly wider gap to Kirkham/Wesham but intervening urban development along the A583 reduces perceived separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses. Land in the west of the parcel has strong distinction from Chorley, so development here would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

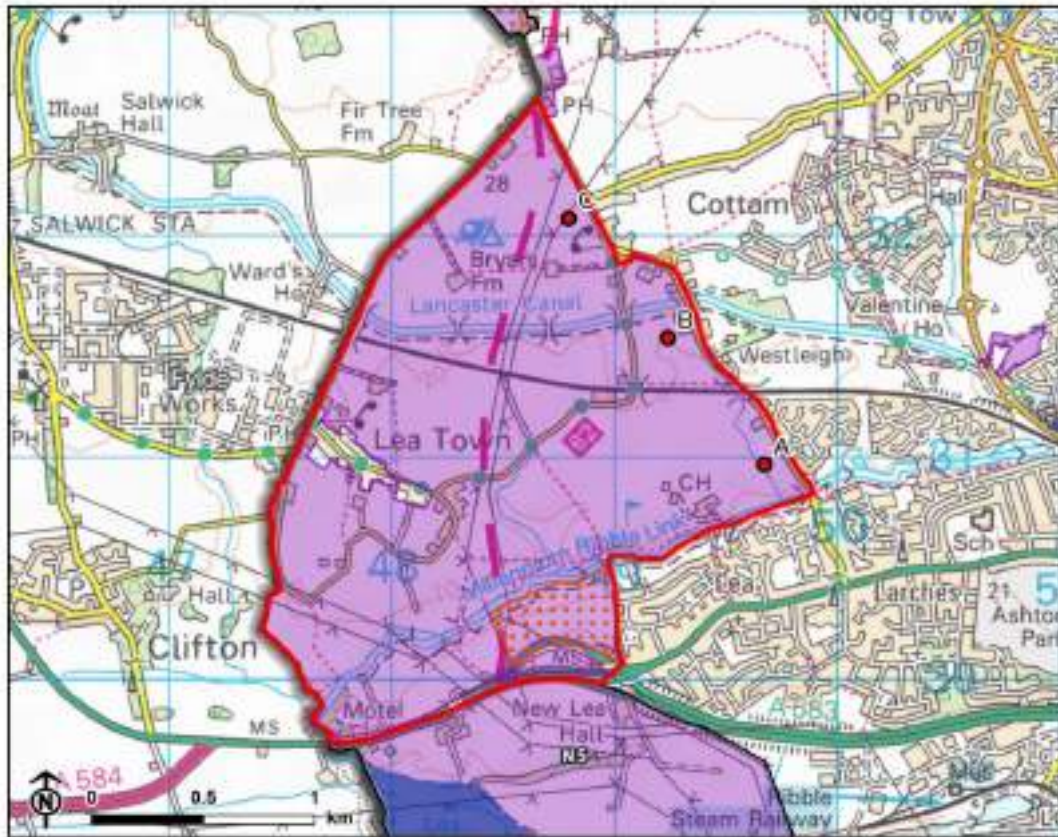
Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**Equal contribution**

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within the parcel. The weak boundary along the eastern edge of the EN1 designation, and the urbanising presence of a waster transfer station off Wallend Road within the EN1 area, means that land in this area (map point A) makes a weaker contribution to the Green belt purposes, but any strategic-scale release here would have a knock-on urbanising impact on land to the west due to a lack of alternative strong boundary features.

Parcel N6



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- | | |
|--|-------------------------------|
| N6 | Policy EN1: Open countryside |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Open access land (CRoW Act) |
| Neighbouring Local Authority | Flood zone 3b |
| Committed development site | |
| Location referenced in assessment text | |

Land to the west of Preston, which is bisected north-south by the currently under construction Preston Western Distributor Road (shown by a pink dashed line on the map above). This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). There is linear residential development within Lea Town in the west of the parcel, but this does not have a significant impact on openness. The majority of the parcel is comprised of agricultural land, but Ashton and Lea Golf Course and the Preston North End

training ground at Springfields lie within the east of the parcel. At the southern end of the parcel, land to the west of Dodney Drive is to be developed as a residential area, and will consequently lose openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up

Significant contribution

Land within the parcel is directly adjacent to Preston, which forms part of the Preston-Chorley large built-up area. To the north of Savick Brook (map point A), Lea Road forms a consistent edge between the urban area and most of the parcel, and although it doesn't mark a strong visual barrier some parts of the parcel are far enough from the urban edge to have strong distinction from it.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lie in a wide gap between Preston and Kirkham/Wesham but intervening urban development along the A583 reduces perceived separation. It also contributes to the separation of Preston from Freckleton/Warton, which lack intervening urban development but which are directly connected by the A583 and A584 and lack significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and land in the central and western parts of the parcel has strong distinction from Preston. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

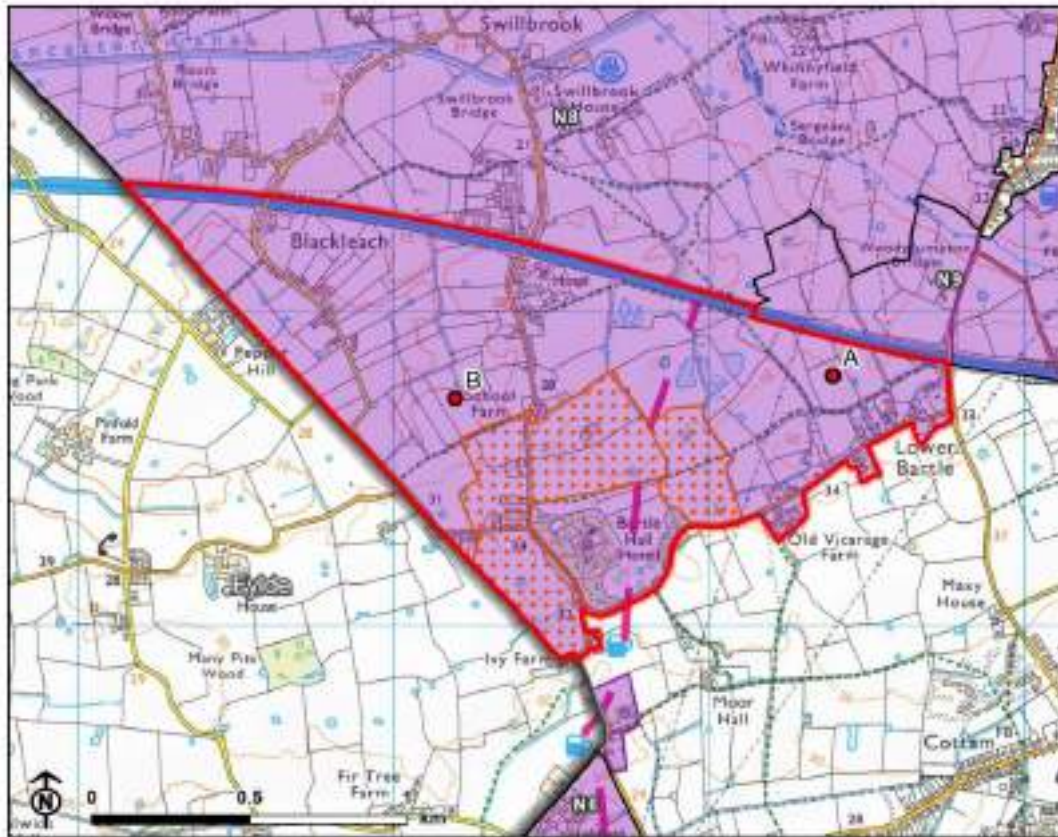
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Land in the central and western parts of the parcel lies at some distance from Preston, away from urbanising influences, and development would be considered significant encroachment on the countryside and sprawl of the large built-up area. Development at Lea Town in the west of the parcel is not sufficient to exert any significant urbanising influence over strategically-sized areas of land.

However, there are fields adjacent to Lea Road that have weaker distinction from the urban area due to the lack of strong urban edge boundary features to limit visual urbanising influence. South of the Lancaster Canal (map point B) any release would cause a knock-on increase in urban influence on adjacent land to the west. The railway line would form a strong boundary to the south, but there would still be some urbanising containment of open land beyond it. To the north of the canal (map point C), where the forthcoming Preston Western Distributor Road is relatively close to the current urban edge, the new road would form a boundary that would limit impact on the countryside beyond, although again there would be some urbanising impact on land to the south. As a whole, the impact on the wider countryside of the development of the eastern half of this parcel would be limited by the presence of the Preston Western Distributor Road as a strong alternative urban boundary. Any development beyond this would represent a significant expansion of Preston.

Parcel N7



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- N7
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Committed development site
- Location referenced in assessment text
- Policy EN1: Open countryside
- Absolute Constraint(s)**
- Flood zone 3b

Land to the northwest of the Cottam suburbs of Preston, with the M55 lying to the north, bisected north-south by the currently under construction Preston Western Distributor Road (shown by a pink dashed line on the map above). This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). The parcel is comprised largely of agricultural land, but there is a significant area committed for the development of the Bartle Garden Village that will result in loss of openness. There is some

residential development within Lower Bartle in the southeast of the parcel but this is quite dispersed and does not have a significant impact on openness in the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up

Significant contribution

Although the parcel does not lie directly adjacent to the current urban area of Preston, it adjoins land allocated for development that is not defined within the EN1 countryside area, and the area in which Bartle Garden Village is to be developed. Treating the EN1 area as Green Belt, this means that the Garden Village will in effect be extending the Preston-Chorley large built-up area beyond the Preston Western Distributor Road.

With only hedgerows to form boundary features, and no landform or land cover to create visual separation, much of the parcel currently lacks strong distinction from unprotected land adjacent to the urban area and/or from the Garden Village site. However, the northwestern part of the parcel retains stronger separation from these areas and so makes a significant contribution to preventing sprawl of the Preston-Chorley large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Much of the land within the parcel is characterised by rural uses. The absence of EN1 land between the parcel and the urban edge together with the forthcoming Bartle Garden Village development mean that much of the parcel may lack separation from urban development, but the northwestern part of the parcel will retain strong distinction from Preston. Development in the latter area would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

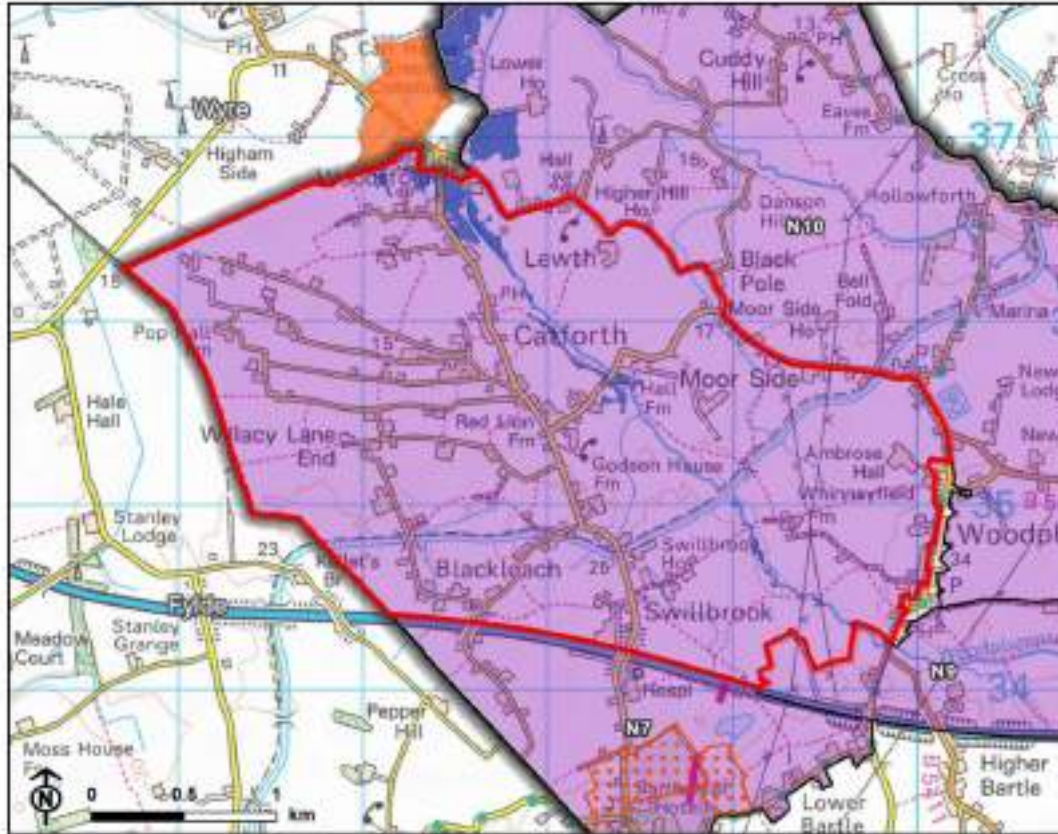
Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel.

Although Lower Bartle is too small to exert any significant urbanising influence over strategically-sized areas of land, it directly adjoins land to the south which has no open land designation, and so in effect marks the potential urban edge. To the west there is a very narrow gap between Lower Bartle and the forthcoming Bartle Garden Village. Taking into consideration the urbanising and containing influence of the M55 and the forthcoming Preston Western Distributor Road, land in the northeast of the parcel (map point A) will be likely to make a more limited contribution to the Green Belt purposes, and its development would have only limited impact on the integrity of the wider countryside. If the forthcoming Bartle Garden Village was already going to constitute an extension of the large built-up area, and this part of parcel was maintaining its separation from the main urban area, then development here would have a more significant impact on Green Belt Purpose 1 than will be the case.



To the west of the route of the Preston Western Distributor Road (map point B), the presence of urban development in Bartle Garden Village will weaken the contribution adjacent open land would make to both Green Belt Purpose 1 and Purpose 3. Any development here would have a knock-on impact on

countryside beyond (potentially including land in Fylde), but this would not be as significant a boundary impact as would be the case if Bartle Garden Village was not already going to be extending the Preston urban area it beyond the Preston Western Distributor Road. The knock-on impact of development on adjacent land will be lowest in the area contained between the Preston Western Distributor Road, Rosemary Lane and the M55.

Parcel N8



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- | | | | |
|---|------------------------------|---|------------------------------|
|  | N8 |  | Policy EN1: Open countryside |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Open access land (CRoW Act) |
|  | Neighbouring Local Authority |  | Flood zone 3b |
|  | Committed development site | | |

Land to the northwest of Preston and to the north of the M55. This land is not in the Green Belt but is designated Open Countryside (EN1), other than the village of Woodplumpton in the southeast of the parcel. The parcel is mostly agricultural land; several smaller settlements, such as Catforth and Swillbrook, lie within the parcel but these include open land and have little urbanising influence.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies to the north of the M55, and this boundary together with intervening land create strong separation from Preston (which forms part of the Preston-Chorley large built-up area). Intervening land rather than this parcel contributes to preventing its expansion.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and is separated from the urban area of Preston by the M55. Woodplumpton has only a localised urbanising influence, so the majority of land in the parcel has little relationship with any urban area. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

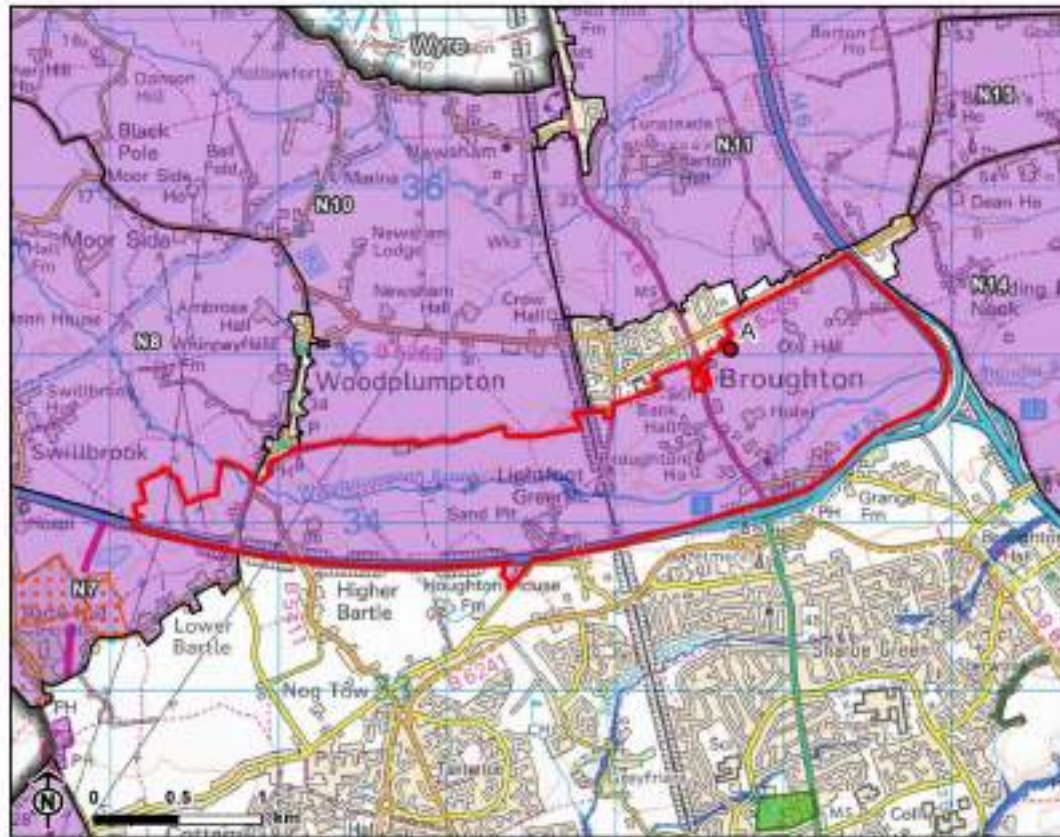
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.


Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Most of the parcel has significant separation from the urban area of Preston, and the inset village of Woodplumpton is too small to exert any significant urbanising influence over strategically sized areas of land, so any development within the parcel would constitute significant encroachment on the countryside and would cause a knock-on urbanising influence on adjacent open land.

Parcel N9



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- | | |
|--|--|
|  N9 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Committed development site |  Registered parks and gardens |
|  Location referenced in assessment text |  Flood zone 3b |

Land to the north of Preston, with the M55 lying to the south and the settlements of Woodplumpton and Broughton lying to the north. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). There are a number of mostly commercial developments off Garstang Road, between Preston and Broughton, but these are set within a well-treed area and so do not have a significant impact on openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The M55 marks the current edge of the Preston in the eastern part of the parcel, and the planned urban edge to the western part of the parcel where land to the south of the motorway is allocated as the North West Preston Strategic Location (policy MD2). The M55 is a strong boundary feature beyond which any development would constitute significant sprawl of the Preston-Chorley large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel comprises largely of rural uses. All of the parcel has strong distinction from Preston and much of it is far enough from the villages of Woodplumpton and Broughton to the north (which are inset from the EN1 open countryside designation) to have strong distinction from these also. Development in these areas would be considered a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

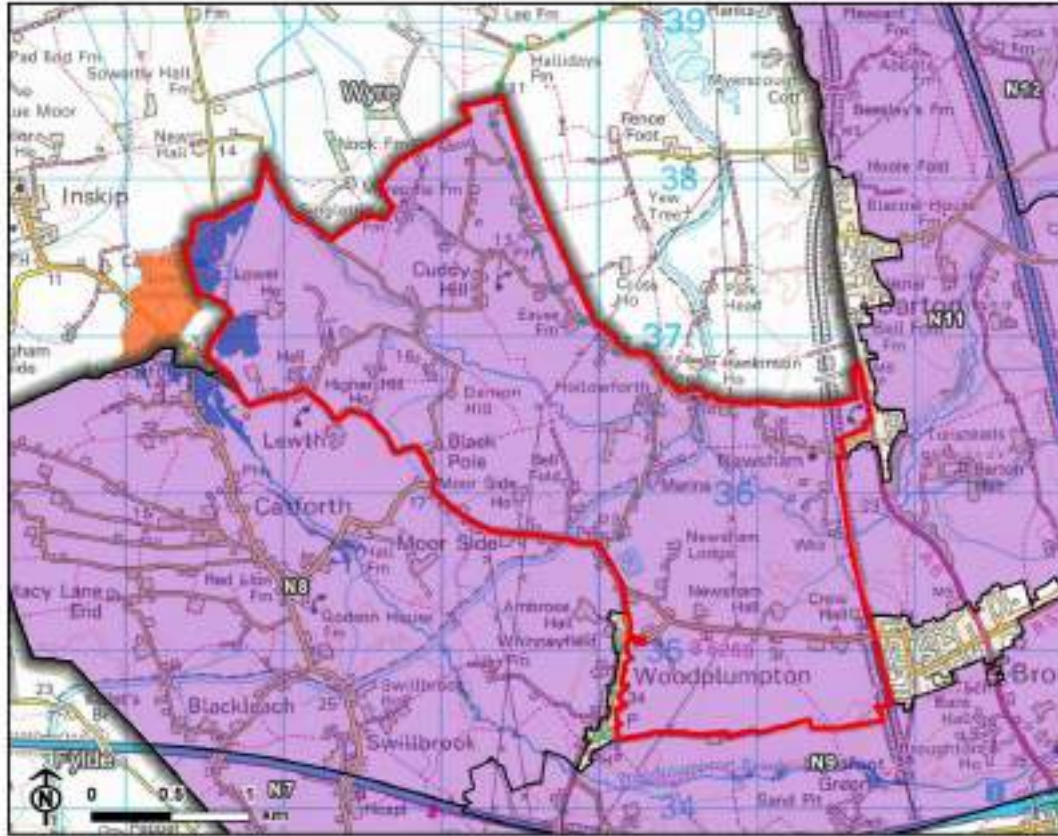
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.








Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. The M55 forms a consistent boundary to the south between the parcel and Preston. Any northward expansion of Preston would constitute significant sprawl of the large built-up area and encroachment on the countryside. There is land to the south of Broughton (map point A) that has weaker distinction from the inset area, but any release here would weaken Broughton's distinction from Preston, threatening its status as a distinct settlement rather than a suburb the large built-up area. Development to the south of Woodplumpton would similarly weaken separation from land allocated for development at Higher and Lower Bartle.

Parcel N10



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|---|------------------------------|---|------------------------------|
|  | N10 |  | Policy EN1: Open countryside |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Open access land (CRoW Act) |
|  | Neighbouring Local Authority |  | Flood zone 3b |

Land to the north of Preston, west of the B5269, within the Open Countryside designation (EN1). The inset settlements of Woodplumpton and Broughton are adjacent to the south of the parcel. There is some residential development on local roads within the parcel and the village of Cuddy Hill lies in the northeast, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km from Preston, which forms part of the large built-up area that extends from Preston to Chorley, and therefore does not contribute to preventing its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel general has rural uses and contains land that lies at some distance from the inset areas to the south. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

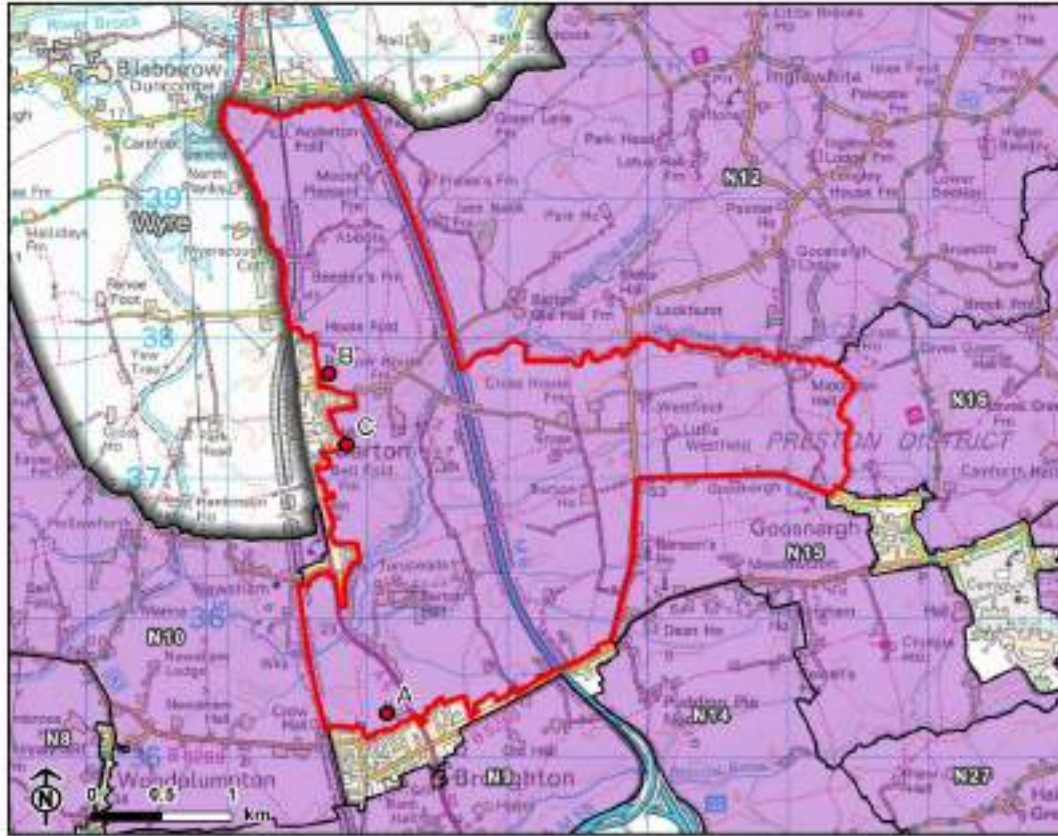
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of

land for development in this parcel. The majority of the parcel lies a significant distance from urban areas. Broughton lies adjacent to the southeast of the parcel but the railway line forms a consistent boundary to this settlement, beyond which any westward expansion would constitute significant encroachment on the countryside. The village of Woodplumpton to the southwest is too small to exert any significant urbanising influence over strategically-sized areas of land.

Parcel N11



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- | | |
|--|-------------------------------|
| N11 | Policy EN1: Open countryside |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Scheduled monument |
| Neighbouring Local Authority | Open access land (CRoW Act) |
| Location referenced in assessment text | Flood zone 3b |

Land to the north of Broughton and south of Bilborough. Barton lies on the district boundary, which forms the western edge of the parcel, midway between Broughton and Bilborough. This parcel, the majority of which is in agricultural use, is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 1km from Preston, which forms part of the Preston-Chorley large built-up area to the south, and therefore does not contribute to preventing its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Broughton, Barton and Bilsborrow are too small to be considered towns, so the parcel does not contribute to this purpose.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses. Barton, Broughton and Bilsborrow all lie outside of designated countryside areas (the latter within Wyre), but the parcel contains land that is far enough from these villages to have strong distinction from urban development. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land










Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land in the east of Barton Brook and the M6 within the parcel has strong distinction from the inset areas, and any development in these areas would constitute significant encroachment on the countryside. Land to the north of Broughton (map point A) has weaker distinction from Broughton where only garden boundaries provide separation from the settlement. The railway line to the west and Garstang Road and adjacent tree cover to the east and northeast provide alternative boundary features that would minimise any urbanising impact on adjacent land in the event of a release of land for development.

Land adjacent to the northeast and southeast of Barton (map points B and C) also makes a weaker contribution to Purpose 3 given that there is a lack of strong boundary features at the inset edge to provide separation. For land to the northeast, there is lack of alternative boundary features to the east and therefore a release of land for development would impact the contribution of adjacent open land. For land to the southeast, Barton Brook valley provides an alternative boundary feature, but strategic-scale development would be likely to weaken the contribution of any remaining open land between the village and the M6.

Parcel N12



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- | | | | |
|---|------------------------------|---|--------------------------------------|
|  | N12 |  | Policy EN1: Open countryside |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Sites of Special Scientific Interest |
|  | Neighbouring Local Authority |  | Scheduled monument |
| | |  | Ancient woodland |
| | |  | Open access land (CRoW Act) |

Land to the north of Preston, with the M6 lying to the west and Beacon Fell Country Park lying to the northeast. The village of Inglewhite lies in the centre of the parcel but this does not have a significant impact on openness. The parcel is largely comprised of agricultural land. This land is not in the Green Belt but is all covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Preston to the south, which forms part of the Preston-Chorley large built-up area, and therefore does not contribute to its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and lies on land that is a significant distance from any urban settlements. Development in this parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

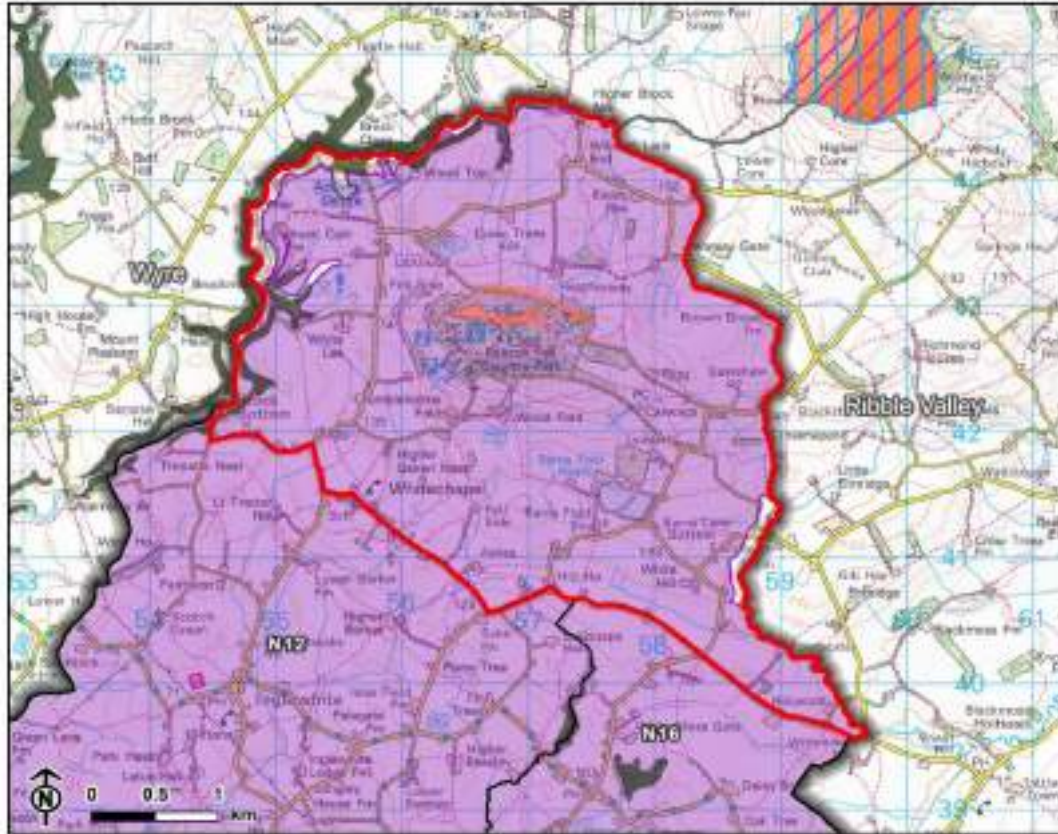
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land



Land to the north of Preston, comprising of Beacon Fell Country Park. The parcel is entirely constrained by the Forest of Bowland AONB. This land is not in the Green Belt but is covered by the Preston Open Countryside designation

(EN1).

Parcel N13



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|  N13 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Special Protection Area |
|  Neighbouring Local Authority |  Sites of Special Scientific Interest |
| |  Scheduled monument |
| |  Ancient woodland |
| |  Open access land (CRoW Act) |

Land to the north of Preston, comprising of Beacon Fell Country Park. The parcel is entirely constrained by the Forest of Bowland AONB. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 2 – Preventing neighbouring towns from merging into one another

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 4 – Preserving the setting and special character of historic towns

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The potential for strategic-scale release has not been considered as the entire parcel is constrained by the Forest of Bowland AONB.

Parcel N14



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|  N14 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Location referenced in assessment text |  Flood zone 3b |

Land to the north of Preston and to the east of the M6, comprising largely of agricultural land. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). There is some residential development along Whittingham Lane in the north of the parcel, forming an extension of linear development out from Broughton which is inset from the open countryside .

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel is directly adjacent to Preston, which forms part of the Preston-Chorley large built-up area. The M6 to the west creates strong boundary distinction between the parcel and the urban area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land in the south of the parcel lies in a relatively wide gap between Preston and Longridge, but the intervening inset villages of Grimsargh and Goosnargh diminish perceived separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and the M6 creates strong distinction from Preston. Most of the parcel also has strong distinction from Broughton. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

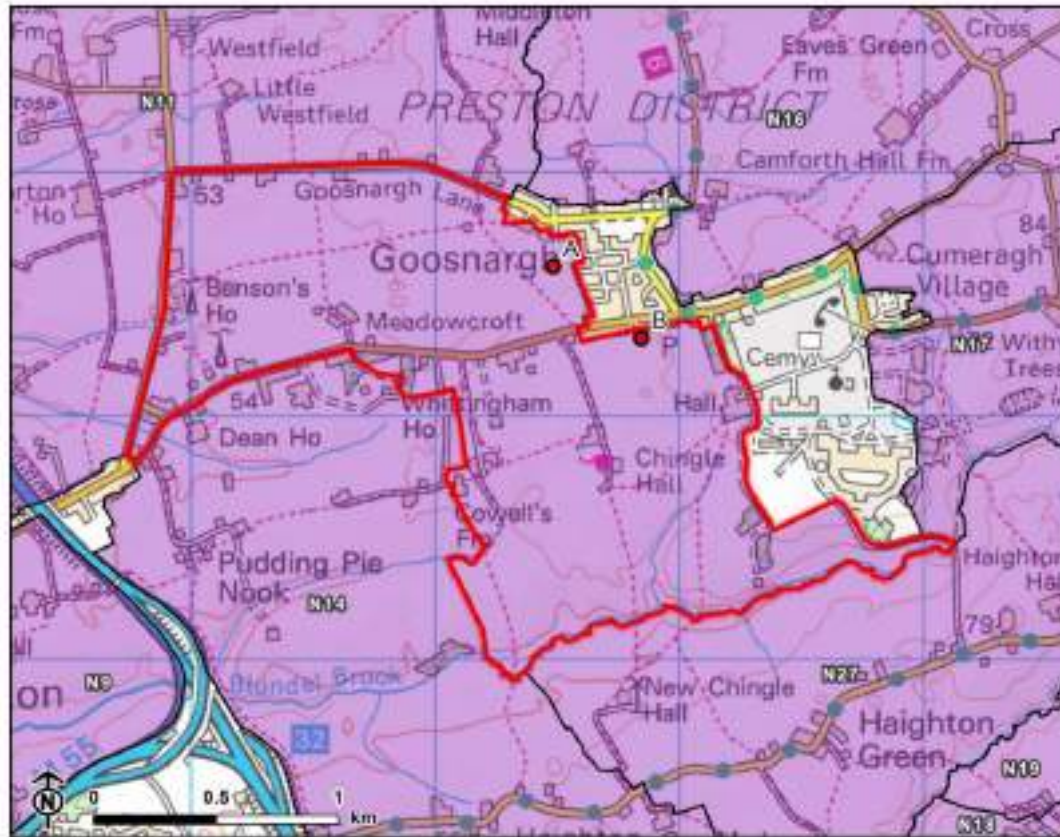
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The M6 forms a consistent boundary to the west between the parcel and Preston, so any expansion of the city would constitute a significant weakening of the role of the M6 as an urban boundary. At Broughton, where inset development already extends east of the motorway, there is an area of land contained between the inset settlement, the M6 and well-treed field boundaries (map point A) where in the absence of strong boundary features the distinction between the urban area and open land is weaker, and development would have a limited strategic impact on the Green Belt purposes. Any expansion further east, however, would cross strong tree cover into an area which has stronger distinction from the urban area.

Parcel N15



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- N15
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Location referenced in assessment text
- Policy EN1: Open countryside
- Absolute Constraint(s)**
- Scheduled monument

Land to the north of Preston and to the west of the settlement of Goosnargh. There are some residential dwellings along the B5269 within the parcel, but these do not have a significant impact on openness. The parcel, which is comprised of agricultural land, is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 1km from Preston to the southwest, which forms part of the Preston-Chorley large built-up area, and therefore does not contribute to its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel lies in a wide gap between Preston and Longridge. Development at Goosnargh lies within the gap, but landform and landcover still maintain reasonably strong separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses. The M6 creates strong separation from Preston and tree cover creates strong separation from inset development to the east of Broughton. Most land within the parcel is far enough from Goosnargh to also have strong distinction from that inset settlement. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land in the northwest and south of the parcel lies a significant distance from the urban areas of Goosnargh and Preston and development in these areas would therefore be considered significant encroachment on the countryside. Land to the west (map point A) and south (map point B) makes a weaker contribution to Purpose 3 given that these areas have weaker distinction from the adjacent settlement of Goosnargh where there are only garden boundaries at the inset edge. However, in both areas, any release of land for development would have a knock-on impact on the contribution of adjacent land due to a lack of alternative boundary features.

Parcel N16



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|--|--|
|  N16 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Location referenced in assessment text |  Open access land (CRoW Act) |

Land to the northeast of Goosnargh and northwest of Longridge, with the Forest of Bowland AONB lying to the north of the parcel. There are some residential dwellings on local roads within this parcel, but this does not have a significant impact on openness in the parcel. The parcel is comprised largely of agricultural land. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel lies over 3km from Preston, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel is too far to the north of Preston to play a role in maintaining the gap between Preston and Longridge.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, with the majority of land lying at some distance from the urban areas of Goosnargh and Longridge. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

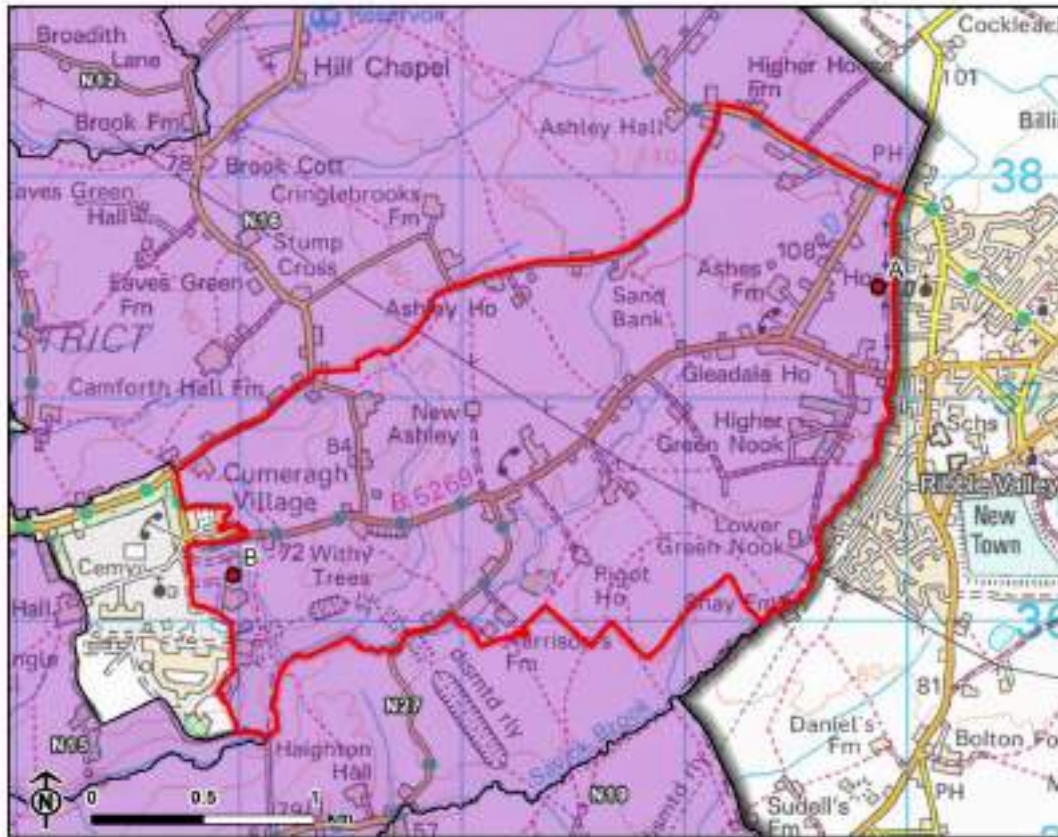
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be a significant consideration when determining the potential for release of land

for development within this parcel. Land within the majority of the parcel lies a significant distance from the urban area, where development would be considered significant encroachment on the countryside. Land to the north (map point A) and east (map point B) of Goosnargh makes a weaker contribution to Purpose 3 given that there is little boundary distinction between the parcel and the urban area where there are only garden boundaries at the urban edge. However, there is a lack of strong alternative boundary features to the north and east and therefore any release of land for strategic-scale development would result in a knock-on weakening of the contribution of adjacent land.

Parcel N17



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- N17
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Location referenced in assessment text
- Policy EN1: Open countryside

Land between Goosnargh/Whittingham and Longridge. This area is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). The parcel comprises largely of agricultural land, but adjacent to Longridge extensive development has resulted in loss of openness in the triangle of land between Halfpenny Lane, the Preston City Council boundary (map point A) and the south of the B5269 Whittingham Road. Adjacent to Whittingham the Guild Park Hospital campus (map point B) has significantly diminished

openness, but in an area that is too small to be considered strategic in scale.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km to the northeast of Preston, which forms part of the Preston-Chorley large built-up area. Therefore, the parcel does not contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel lies in a wide gap between Preston and Longridge. Development at Goosnargh/Whittingham lies within the gap, but landform and landcover still maintain reasonably strong separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains areas that have strong distinction from the urban areas of both Longridge and Goosnargh. Valley landforms and tree cover in the central part of the parcel, associated with streams which merge to form Blundel Brook, contribute to creating this distinction from the urban area. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

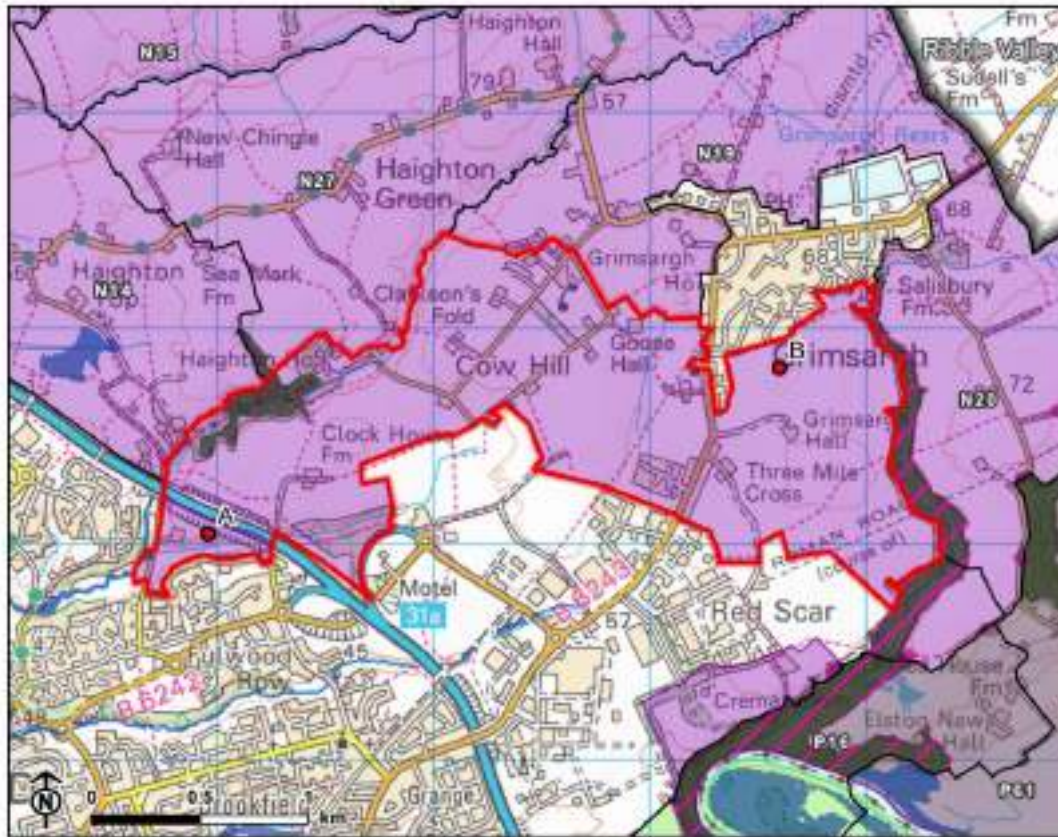
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be a significant consideration when determining the potential for release of land for development within the parcel. Large areas of the parcel are located a significant distance from the urban area, where development would be considered significant encroachment on the countryside. However, remaining open space in the largely developed area adjacent at Longridge (map point A) is too small to be considered strategic in scale, so the area would make very little contribution to the Green Belt purposes. The areas of existing residential development in this area would limit the impact of a strategic release on adjacent land. Land to the west of Halfpenny Lane and south of the B5269 lacks strong distinction from the adjacent developed area, particularly where some residential development has extended west of the northern half of Halfpenny Lane and along Inglewhite Road, but any development in these areas would in turn cause a knock-on weakening of the contribution of adjacent land (if it was designated as Green Belt).

Adjacent to Whittingham, any strategic-scale development would affect land that would make a significant contribution to Purpose 3. The hospital campus is well contained by tree belts, and so has little urbanising influence on the wider countryside, and any expansion of the village would in turn weaken the contribution of adjacent land.

Parcel N18



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Land to the northeast of Preston, with the Red Scar industrial area lying to the south and Grimsargh lying to the northeast. The parcel is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). Although the parcel is largely comprised of agricultural land there is linear residential development along Longridge Road, and more nucleated development at The Hills estate to the west of Longridge Road, which is too small to be defined as strategic for this study but which has caused a loss of openness in those

locations.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel is directly adjacent to the northeast of Preston, which forms part of the large built-up area. There is weaker boundary distinction between the parcel and industrial estates to the south but the M6 provides strong boundary separation between most of the parcel and the main urban area of Preston.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a narrow gap between Preston and the edge of the Central Lancashire area, beyond which lies the settlement of Longridge. Development at Grimsargh, the urbanising development within the open countryside area between Grimsargh and Red Scar, and the lack of Green Belt protection for the area south of Longridge in South Ribble District all serve to increase the fragility of this gap.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains some areas that lie far enough from Grimsargh and the industrial estates to the south to have strong distinction from any urban area. Development in some of the parcel would, therefore, be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

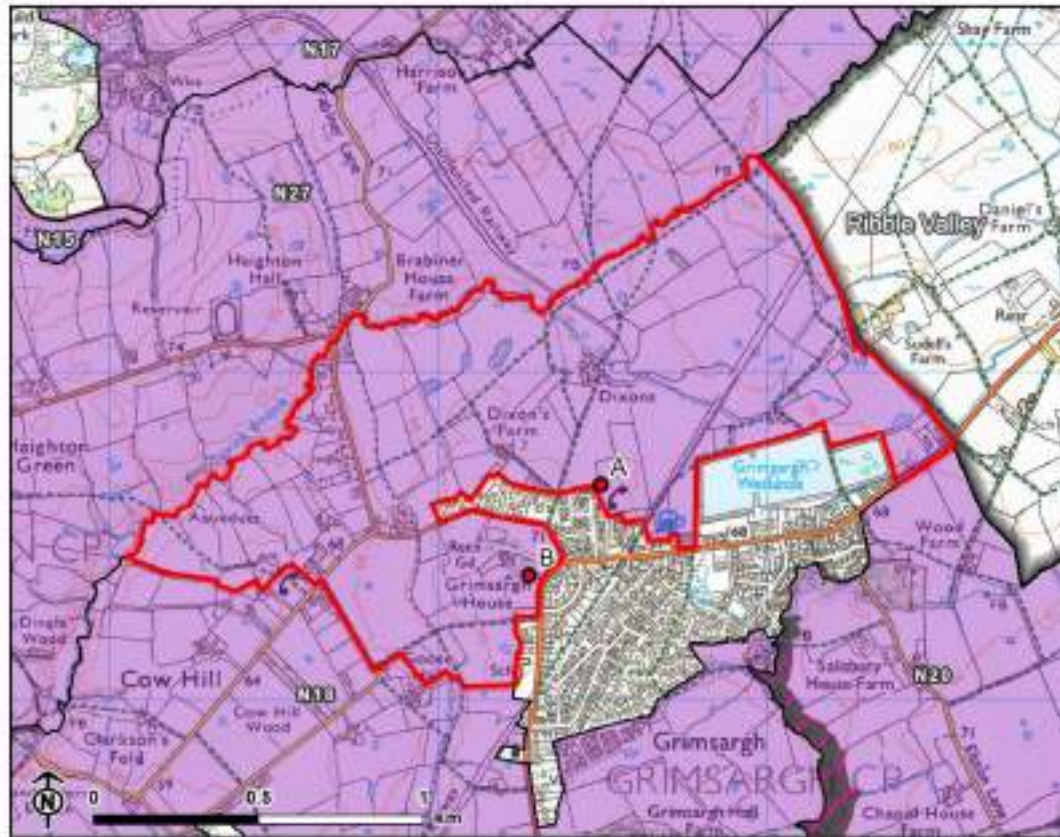
Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The Red Scar industrial estates have some urbanising influence on adjacent land. Boundary tree cover helps to limit this but there are adjacent open areas lying beyond this which are not protected by the EN1 designation. However, any further expansion northeastwards from Red Scar would further erode the already very fragile gap to Grimsargh, weakening the Purpose 1 function of this land in retaining Grimsargh's distinction as a separate settlement rather than being part of the large built-up area. This would also be a significant impact on Purpose 2 in terms of the separation between Preston and Longridge.

Expansion of Red Scar to the northwest, or expansion of the main urban area of Preston across the M6, would not diminish the gap to Grimsargh but would further weaken the role of the M6 as a significant boundary to the expansion of Preston. The exception to this is the area of open countryside on the western edge of the parcel off Fernyhaigh Lane to the south of the M6 (map point A). Although this area has strong distinction from the urban area because of the well-wooded stream valleys that form its boundaries, its development would cause negligible impact on the wider open countryside area because of its containment by the motorway.









Land to the southeast of Grimsargh in the north of the parcel (map point B) has weaker distinction from the urban area because of the presence of c.3ha of recent residential development that extends south of a well-treed field boundary. Adjacent open land lacks strong distinction from this new development, but any strategic-scale expansion would cause a knock-on weakening of the distinction of adjacent land from the urban edge, which in this location would also have an impact on the strength of separation between

Grimsargh and Preston.

Parcel N19



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|--|--|
|  N19 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Location referenced in assessment text | |

Land to the west and north of the settlement of Grimsargh, comprising largely of agricultural land. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). There is some low-density residential development along Whittingham Lane in the west of the parcel but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The majority of the parcel lies over 1.5km from Preston, which forms part of the Preston-Chorley large built-up area to the southwest. Intervening land is, therefore, playing the role of checking sprawl of the large, built-up area. Land in the southwest of the parcel lies closer to the large built-up area, but it is more strongly associated with the settlement of Grimsargh.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a narrow gap between Preston and the edge of the Central Lancashire area, beyond which lies the settlement of Longridge. Development at Grimsargh, urbanising development within the open countryside area between Grimsargh and Red Scar, and the lack of Green Belt protection for the area south of Longridge in South Ribble District all serve to increase the fragility of this gap.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains some land that lies far enough from Grimsargh to have strong distinction from it. Development in some of the parcel would, therefore, be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land**Equal contribution**

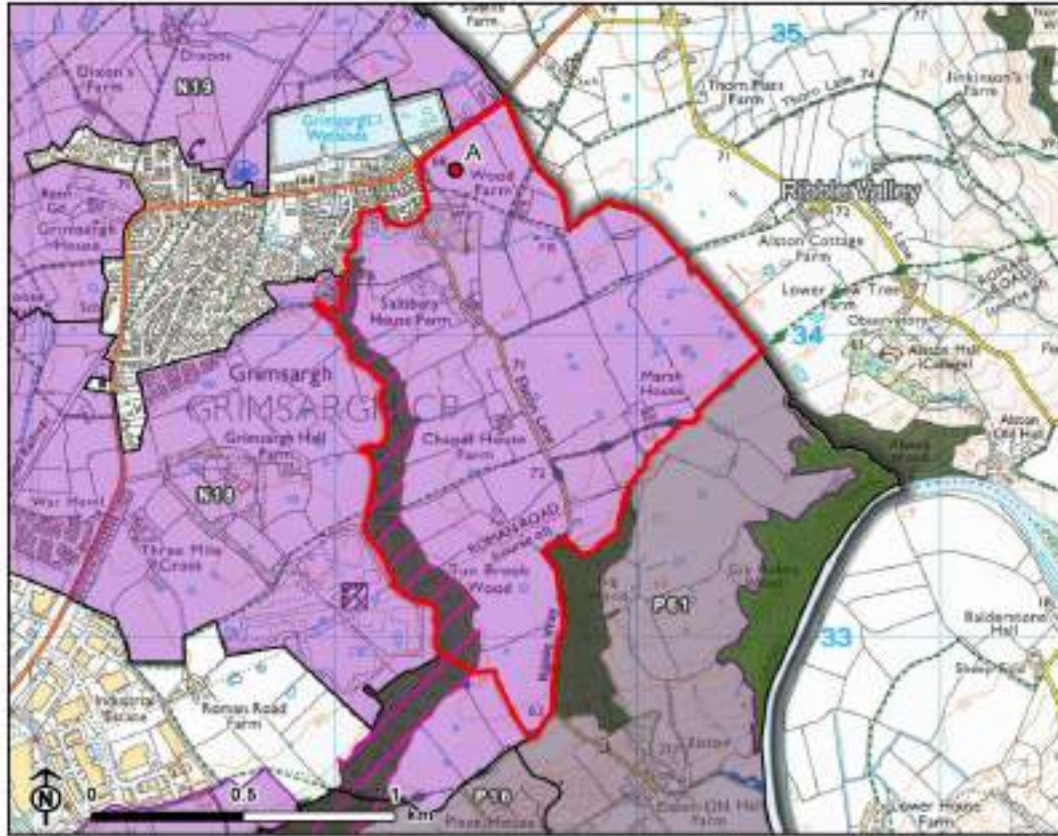
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land






Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Land to the north of Grimsargh (map point A) has garden boundaries which weaken distinction from the urban area, but any strategic-scale release in this area would have a knock-on impact on the contribution of land to the north.

Although land to the west of Grimsargh (map point B) has slightly stronger boundary distinction than land to the north, due to the presence of Whittingham Lane and Preston Road at the urban edge, there is a degree of urbanising containment which increases urban influence. However, as with land to the north, a release in this area would result in a knock-on impact on the contribution to the Green Belt purposes of adjacent open land.

Parcel N20



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|---|--|---|--------------------------------------|
|  | N20 |  | Policy EN1: Open countryside |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Sites of Special Scientific Interest |
|  | Neighbouring Local Authority |  | Ancient woodland |
|  | Green Belt |  | Flood zone 3b |
|  | Location referenced in assessment text | | |

Land to the east and southeast of Grimsargh, with the wooded valley of Tun Brook forming the western boundary of the parcel. The parcel is comprised of agricultural land which is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 1km from the edge of Preston, which forms part of the Preston-Chorley large built-up area. Land closer to the large built-up area performs the role of preventing its sprawl. Development in this parcel would be likely to have a stronger association with Grimsargh.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land is peripheral to the narrowest part of the gap between Preston and the edge of Central Lancashire. The steep-sided, wooded Tun Brook valley strengthens separation from the edge of Preston at Red Scar.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised of rural uses and dense woodland in the Tun Brook valley creates strong distinction from Red Scar and from most of Grimsargh. Development in most of the parcel would, therefore, be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

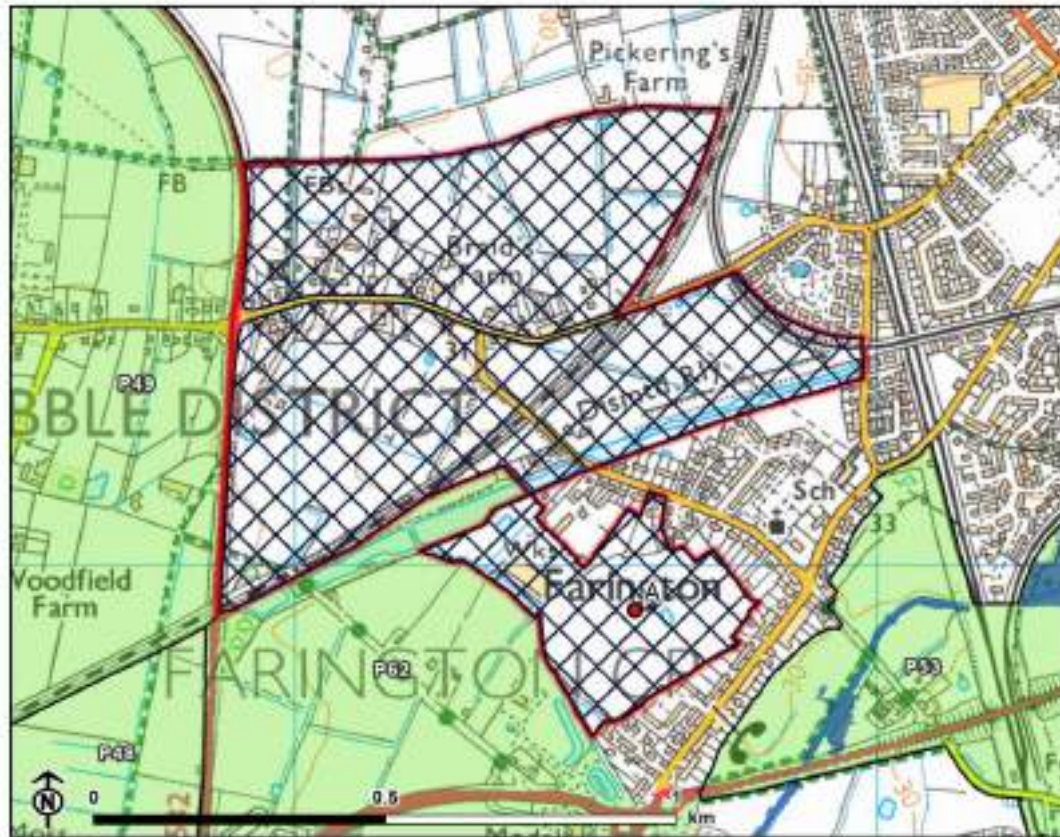
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. A steep, wooded valley forms a consistent boundary feature to the majority of the west of the parcel. This means that in the majority of the parcel there are no strategic-scale areas that can be identified as making a lower contribution. There is an area with weaker distinction to the east of Grimsargh (map point A), where there are only garden boundaries at the inset edge, and where Preston Road to the north and tree cover to the south would provide alternative boundary features. However, there is lack of boundary features to the east, where there is only a narrow gap to the Central Lancashire boundary, so development here would mean that Green Belt, if designated, would not be providing containment of Grimsargh, to the detriment of separation between Preston and Longridge (Purpose 2).

Parcel N21



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- N21
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Land to the west of Lostock Hall, with the railway line passing through the southeast of the parcel and the A582 lying to the west. The whole of the parcel is comprised of safeguarded land (South of Coote Lane and Chain House Lane Farington; Southern Part of Pickerings Farm). There is some development along Chain House Lane within the parcel, but this does not have a significant impact on openness. The parcel is comprised mostly of open fields.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Lostock Hall to the east, Farington Moss to the south and inset but as yet undeveloped land south of Penwortham to the north. These areas all form part of the Preston-Chorley large built-up area and largely contain the parcel, but there is a clear link to open countryside to the west. The contribution of land here is increased by the presence of washed-over but urbanising development in the Green Belt to the east at Whitestake: development in the parcel would in turn increase the degree to which Whitestake would be perceived as sprawl of the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel is peripheral to a very narrow gap between Lostock Hall and Leyland to the south. The extent of containment between urban areas to the east and southeast, and inset land to the north, together with the presence of some urbanising development within the parcel, limits distinction from urban areas.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel is comprised of rural uses and contains land that has strong distinction from existing inset development at Lostock Hall and Farington Moss, due to the boundary separation created by railway lines and tree cover. However, washed-over urbanising development within the parcel, together with an absence of strong boundary separation from the inset but undeveloped land to the north, mean that no strategically sized area have strong distinction from urban development. * Note: this parcel is incorrectly shown with a significant contribution on the overview maps in the main report. To be corrected.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), preventing the coalescence of towns, is likely to be the most significant consideration when determining the potential for release of land for development within this parcel.

The A582 forms the Green Belt edge to the north of the parcel, alongside Penwortham, and also to the south at Farington Moss, so development of the parcel out to here would be consistent with that, but its strength as a boundary here would be weakened by the presence of urbanising development in the Green belt beyond.

The southern section of the parcel (map point A) has weaker distinction from the inset area which contains it on three sides. Given this degree of containment there would also be only limited impact on the integrity of Green Belt land beyond (which in itself is already largely contained by urban or safeguarded land).

Parcel N22



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- | | |
|------------------------------|--------------------------------------|
| N22 | Policy BNE3 and G3: Safeguarded land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Ancient woodland |
| Neighbouring Local Authority | Flood zone 3b |
| Green Belt | |

Safeguarded land to the east of Whittle-le-Woods, with the M61 lying to the east. The majority of the parcel is comprised of agricultural land, but there are areas of tree cover adjacent to the River Lostock within the parcel. There is some residential development on Town Lane in the south of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel is directly adjacent to Whittle-le-Woods, which forms part of the Preston-Chorley large built-up area. Although there is a degree of containment by residential areas, tree cover and the steep slopes of the Whittle Hills create strong distinction from the urban area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel lies in a wide gap between Whittle-le-Woods and Darwen, with the M61 and elevated land between the two acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Whittle-le-Woods due to areas of tree cover and steep slopes (land in the north of the parcel slopes up significantly from the urban area, and land in the south slopes down significantly away from the urban area into the valley of the River Lostock).

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

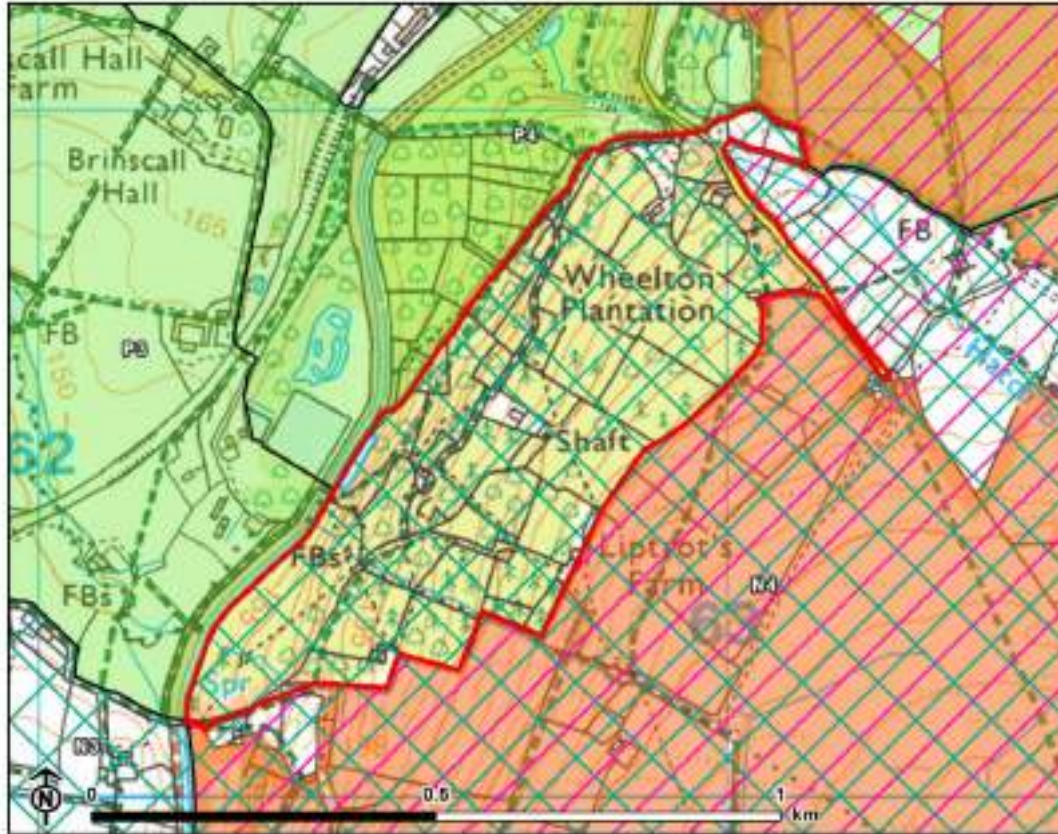
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.









Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Although there are no strategic-scale areas within the parcel that can be identified as making a lower contribution, and release would be contained by the M61 to the east, limiting any impacts on the contribution of adjacent Green Belt to the east.

Parcel N24



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|---|--|
|  N24 | Absolute Constraint(s) |
|  Neighbouring parcel |  Sites of Special Scientific Interest |
|  Central Lancashire boundary |  Open access land (CRoW Act) |
|  Neighbouring Local Authority | |
|  Green Belt | |
|  Policy BNE2: Other open countryside | |

Land between the settlement of Brinscall and the West Pennine Moors SSSI. The parcel is comprised entirely of Wheelton Plantation with The Gait canal lying to the west. The parcel is not in the Green Belt but falls within the Chorley Other Open Countryside designation (BNE2).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Whittle-le-Woods to the west, which forms part of the Preston-Chorley large built-up area. Intervening land performs the role of preventing urban sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel lies in a wide gap between Whittle-le-Woods and Darwen and Blackburn, with the M61, woodland and elevated land between the two acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised entirely of dense woodland and further woodland within the Green belt to the north creates separation from the nearest inset settlement, Brinscall.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

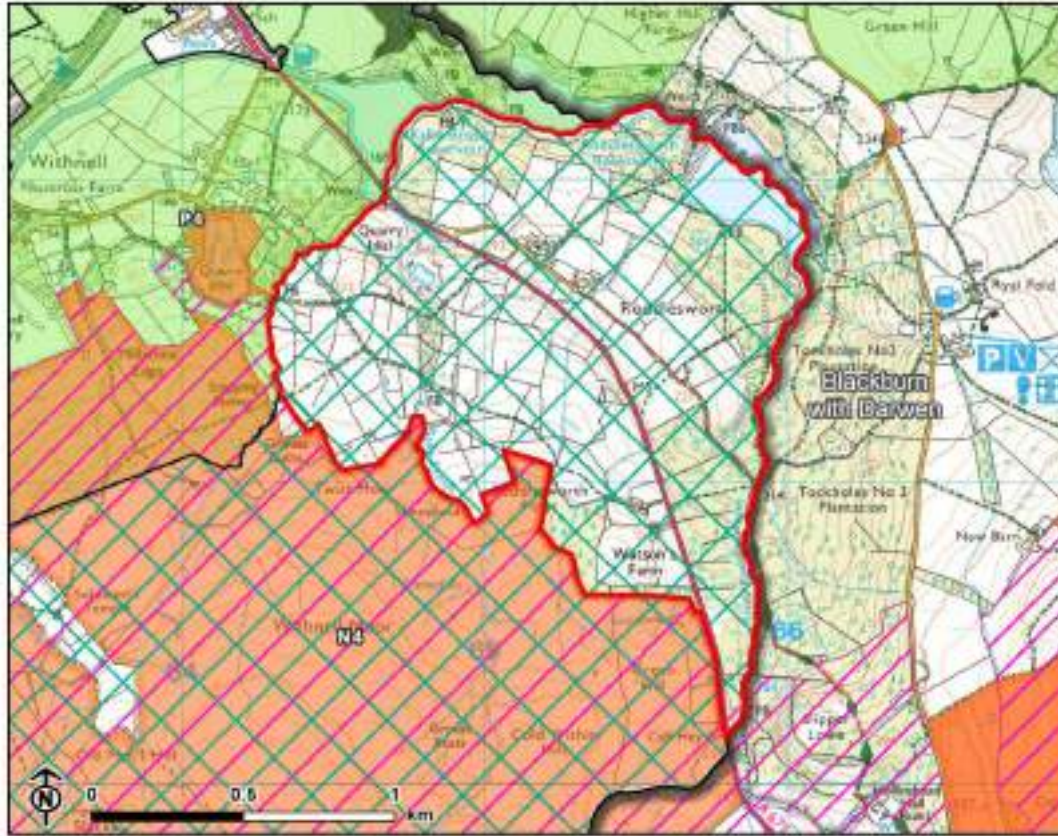
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within this parcel. The parcel is comprised of Wheelton Plantation and lies a significant distance from urban areas. As a result, there are no areas within the parcel that can be identified as making a lower contribution.

Parcel N25



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 N25	Absolute Constraint(s)
 Neighbouring parcel	 Sites of Special Scientific Interest
 Central Lancashire boundary	 Ancient woodland
 Neighbouring Local Authority	 Registered parks and gardens
 Green Belt	 Open access land (CRoW Act)
 Policy BNE2: Other open countryside	

Land at the eastern edge of Central Lancashire area with the West Penine Moors SSSI lying to the south and Tockholes Plantation to the east and reservoirs and further woodland to the north. The parcel is covered by the Chorley Other Open Countryside designation (BNE2).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 2km from Darwen, which together with Blackburn forms a large built-up area, and woodlands, moorland and SSSI-designated commonland create very strong separation from it. Land close to the large, built-up area prevents its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel lies in a wide gap between Whittle-le-Woods and Darwen and Blackburn, with the M61, woodland and elevated land between the two acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel has rural uses and occupies steeply sloping land. The sloping landform within the parcel, as well as tree cover on the western boundary, creates strong very distinction from the villages of Withnell and Abbey Village to the northwest.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

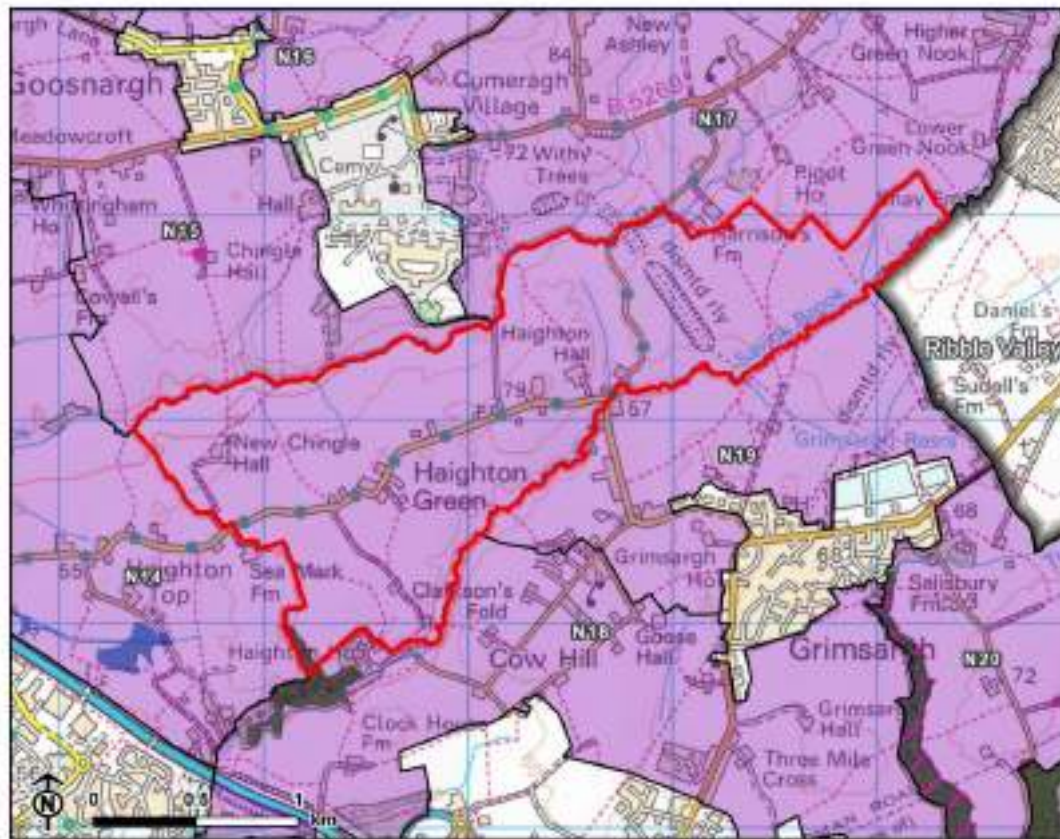
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The parcel occupies steeply sloping land to the north of the West Penine Moors SSSI and is surrounded by tree cover to the west, north and east. As such, there are no strategic-scale areas within the parcel that can be identified as making a lower contribution.

Parcel N27



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|  N27 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
| |  Flood zone 3b |

Land between Longridge and the northeast of Preston, comprising largely of agricultural land. There are some individual residential dwellings along Haighton Green Lane within the parcel, but this does not have a significant impact on openness. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 1km from the Preston-Chorley large built-up area to the west and therefore does not contribute to preventing its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel forms a relatively wide gap between Preston and Longridge, but the intervening inset villages of Grimsargh and Goosnargh diminish perceived separation. Elevated ground around Haighton Hall in the central region of the parcel contributes to separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and all of it is far enough from the surrounding urban areas of Longridge, Preston, Goosnargh and Grimsargh to have strong distinction. Sloping land around the valleys of Blundel Brook to the north and Savick Brook to the south, and the M6 to the west, contribute to this distinction. Development in this parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. There are no strategic-scale areas within the parcel that can be identified as making a lower contribution.

References

References

- 1 Central Lancashire Open Land Designations: Strategic Assessment of Landscape Value
- 2 Section 110 of the Localism Act (2011)
- 3 North East Lancashire Structure Plan (1979)
- 4 Lancashire Structure Plan (1989)
- 5 Local Planning Authority National Green Belt Statistics 2019/20, Ministry of Housing, Communities and Local Government.
- 6 Entec for the Manchester Airport Group (2010) Local Development Framework Evidence Base.
- 7 Local Government Act 1972.
- 8 Entec for the Manchester Airport Group (2010) Local Development Framework Evidence Base.
- 9 Local Government Act 1985.
- 10 Bury Council (2013) Bury Local Plan Environment Topic Paper.
- 11 Former Ministry of Housing and Local Government (1955) Circular 42/55.
- 12 GMC (1981) Greater Manchester Structure Plan: Approved Written Statement.
- 13 GMC (1982) The Greater Manchester Green Belt Local Plan Report of the Inspector.
- 14 Ministry of Housing, Communities and Local Government published an edited version of the National Planning Policy Framework for consultation on the 30th of January 2021 with minor edits. Available at:
<https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>
- 15 Two important Planning Appeal judgements (Heath & Hampstead Society v Camden LBC & Vlachos (2008) and Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016)) define openness as having both a spatial aspect and a visual

References

aspect. However, in February 2020 the Supreme Court overturned the Court of Appeal Ruling on the case of Sam Smith v North Yorkshire County Council and Darrington Quarries Ltd (2018), and in doing so asserted that openness does not imply freedom from all forms of potential development and that visual impact is not an obligatory consideration when assessing Green Belt openness. Further details are set out in Chapter 2 and in the case law section below.

- 16** Planning on the Doorstep: The Big Issues – Green Belt. Available at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>
- 17** Central Lancashire Core Strategy, 2012. Available at: <https://centrallocalplan.lancashire.gov.uk/media/1032/central-lancashire-core-strategy-july-2012-v1.pdf>
- 18** Preston City Council Local Plan, 2015. Available at: <https://www.preston.gov.uk/article/1050/Preston-s-Local-Plan->
- 19** South Ribble Local Plan, 2015. Available at: <https://www.southribble.gov.uk/article/1134/Current-policies-and-guidance#South%20Ribble%20Local%20Plan%202015>
- 20** Chorley Local Plan, 2015. Available at: <https://chorley.gov.uk/localplan>
- 21** Blackburn with Darwen Green Belt Assessment, 1019. Available at: <http://blackburn-darwen.org.uk/wp-content/uploads/Green-Belt-Assessment.pdf>
- 22** Lancashire Landscape Character Assessment – A Landscape Strategy for Lancashire, 2000. Available at: <https://www.lancashire.gov.uk/media/152746/characterassessment.pdf>
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- 26** West Lancashire Green Belt Study, 2011-2012. Available at:
<https://www.westlancs.gov.uk/planning/planning-policy/the-local-plan/the-local-plan-2023-2040/evidence-base/green-belt-study-2011.aspx>
- 27** Wyre Green Belt Study, 2016-2018. Available at:
<https://www.wyre.gov.uk/downloads/download/114/environment-evidence>
- 28** The term ‘inset settlement’ is used throughout this report to refer to any settlement that is surrounded or partially enveloped by Green Belt land.
- 29** The term ‘washed over’ refers to development which lies within the Green Belt, rather than being inset from it.
- 30** This is set out in case law where the Court of Appeal addressed the proper interpretation of Green Belt policy in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404.
- 31** National Planning Practice Guidance
<https://www.gov.uk/government/collections/planning-practice-guidance>
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<https://www.lancashire.gov.uk/media/152746/characterassessment.pdf>

Appendix A Parcel Assessment Outputs

Report produced by LUC

Report produced by LUC

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Landscape Design / Strategic Planning & Assessment
Development Planning / Urban Design & Masterplanning
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation



Central Lancashire Green Belt and Other Open Land Designations Review

Sender	Recipient(s)
LUC	Central Lancashire Local Plan Team
Project Number	Date/Time
11548	May 2022

1 Introduction

In 2012, the three Central Lancashire local authorities (Preston City Council, South Ribble Borough Council and Chorley Council) published a Joint Core Strategy (JCS) designed to inform the strategic direction of each Council’s more detailed Local Plans, all three of which were adopted two years later in 2015. A review of the adopted Joint Core Strategy and separate Local Plans began in 2018 and a decision was made to start work on the preparation of a new Joint Central Lancashire Local Plan. The new Central Lancashire Local Plan will update the strategic policy objectives in the adopted Core Strategy and consolidate and update the detailed non-strategic policies in the adopted Local Plans.

To inform the preparation of Joint Central Lancashire Local Plan, LUC has been commissioned to:

- undertake an independent assessment of the **strategic role and function of Central Lancashire’s Green Belt**, the **valued characteristics of its landscapes** and the **setting of its settlements**, including **settlement gaps**.
- **review the scope and function of the policies** set out in each of the participating authority’s existing Local Plans to inform the development of replacement policies for the Joint Plan that share a common approach and terminology.

The following draft assessments have been prepared:

- **A strategic Green Belt assessment** (this covers all of the existing Green Belt, safeguarded land and other areas designated as open countryside in Preston and Chorley).
- **An assessment of areas of separation in Preston** (areas of separation in South Ribble and Chorley were assessed as Green Belt).
- **A strategic-scale assessment of landscape value** (this covers all of Central Lancashire’s open land).
- **A strategic-scale assessment of settlement settings** (this was applied to all settlements inset from the Green Belt and all settlements of a comparable size in countryside areas outside of the Green Belt).

Drawing on the findings of these assessments, this note provides a review of the potential policy options that the Central Lancashire Authorities may wish to consider for inclusion in the Joint Local Plan.

<p>Bristol Edinburgh Glasgow London Manchester</p> <p>landuse.co.uk</p>	<p>Land Use Consultants Ltd Registered in England Registered number 2549296 Registered office: 250 Waterloo Road London SE1 8RD</p> <p>100% recycled paper</p>	<p>Landscape Design Strategic Planning & Assessment Development Planning Urban Design & Masterplanning Environmental Impact Assessment Landscape Planning & Assessment Landscape Management Ecology Historic Environment GIS & Visualisation</p>			
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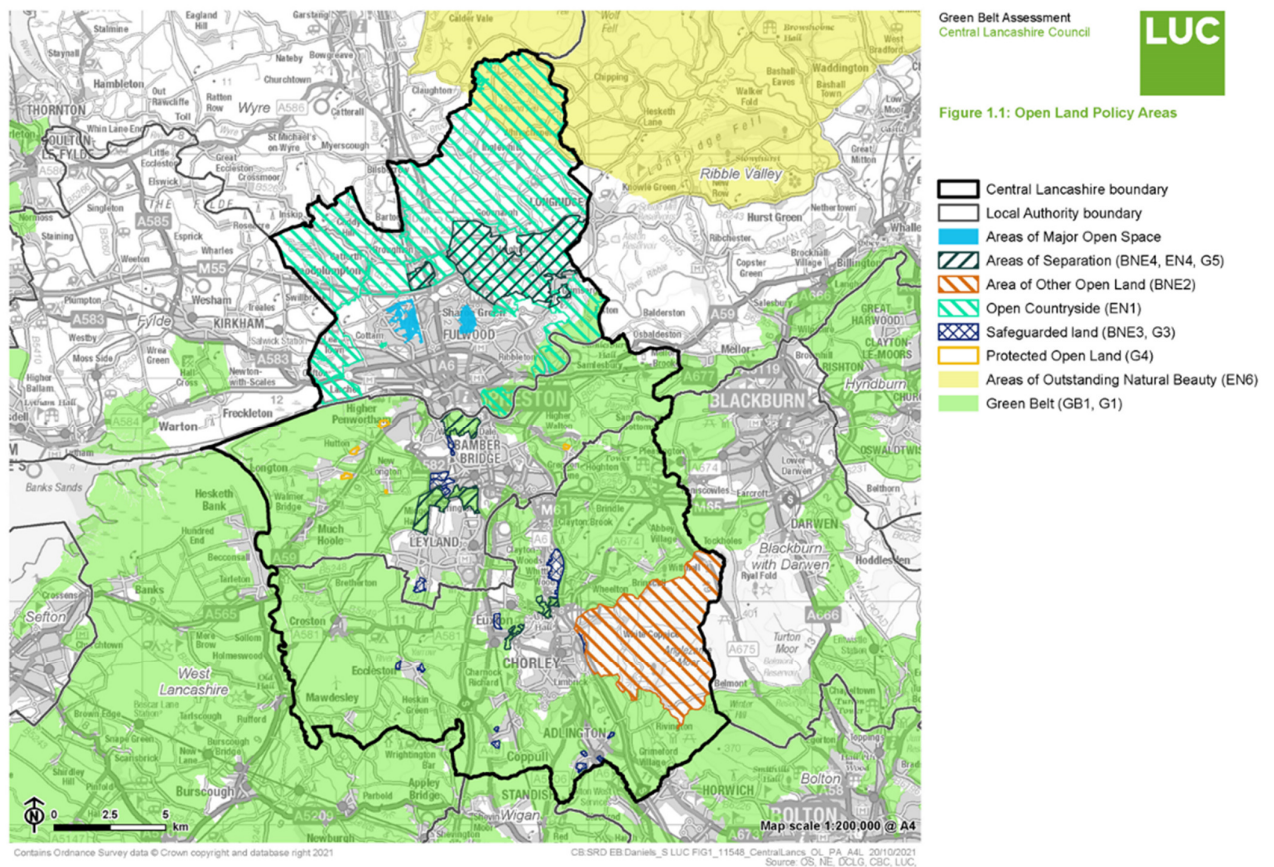
2. Summary of Existing Policies

The following open land policies are currently included in the existing local plans:

- Open Countryside (Preston, Chorley).
- Protected Open Land (South Ribble).
- Green Belt (all authorities).
- Safeguarded Land (South Ribble, Chorley).
- Areas of Separation (all authorities).
- Areas of Major Open Space (Preston).

These policies are summarised below and their extent is illustrated in **Figure 1.1**, but more detail on these individual policies is included in the Open Land Designations Study: Landscape Assessment Report and Green Belt Report.

Figure 1.1: Open Countryside / Protected Open Land Policies





At present there are three main policies within the existing Local Plans that are seeking to protect the open countryside from development. These include:

- **Preston City Local Plan (2015) Policy EN1 – Development in the Open Countryside.** This policy covers all unallocated land to the north and west of Preston. It partially overlaps with the Green Belt designation around the Ribble Valley. It is a spatial policy that restricts development within this area except for agriculture or forestry purposes, re-use of existing buildings and infilling within rural settlements. The policy is designed to deliver the spatial vision of the JCS as set out in JS1 to create sustainable patterns of development and minimise the scale of development at lower order locations. The policy does not require the decision maker to consider the landscape and visual impact of a proposal or exercise a judgement as to the influence development would have on the openness and or rural character of an area. This was confirmed in the Inspector's conclusions of the Goosnargh co-joined Inquiry.
- **South Ribble Local Plan Policy G4 – Protected Open Land.** In contrast to EN1, Policy G4 is applied to relatively small pockets of land adjacent to settlements that are inset from the Green Belt. A number of the sites that are now Protected Open Land (POL) were, in the previous South Ribble Local Plan, designated either as land safeguarded for future development or identified for local development needs. The implication is that many or all of these sites were originally excluded from the Green Belt, when the boundary was drawn in the 1990s, because it was considered that they might potentially be required to meet future development needs. The G4 policy supporting text indicates that the Council wished to protect these areas because 'there will be no strategic Green Belt review during the Plan period'. Unlike EN1, the wording of G4's supporting text indicates that the POL sites were valued for their role in relation to the adjacent settlements: in ensuring 'natural breaks in the built-up areas and settlements' and in fulfilling "a key role in the character, appearance and openness of these settlements". This is not however carried through to the policy text.
- **Chorley Local Plan (2015) Policy BNE2 – Development in the Area of Other Open Countryside.** In keeping with policies EN1 and G4, BNE2 indicates a blanket constraint from development that isn't for agriculture, forestry or other otherwise appropriate to a rural area. This clearly suggests a value relating to the landscape of the one, large area to which it applies: "the West Pennine Moors and the associated land to the east of the M61". The text indicates that its exclusion from the Green Belt is because of the unlikelihood of any merger with settlements farther to the east (presumably referring to the larger settlements of Darwen, Bolton or Blackburn, rather than intervening smaller villages), and goes on to refer to the West Pennine Moors as a 'special landscape'. Since the publication of the Local Plan much of the BNE2 area has been designated as a SSSI, but most of the BNE2 area excluded from this biodiversity designation (which constitutes an absolute constraint to built development) is the land closest to Chorley.

Green Belt

Two of the existing Local Plans include policies relating to Green Belt:

- **Preston City Local Plan (2015) Policy GB1 – Green Belt.**
- **South Ribble Local Plan (2015) Policy G1 – Green Belt.**

In both cases the policies repeat national Green Belt planning policy set out in the NPPF.

The Chorley Local Plan (2015) does not have a specific Green Belt policy but there are a number of references in other policies to national Green Belt policy.

Safeguarded Land

Both the South Ribble and Chorley Local Plans identify safeguarded land for future development:

- **South Ribble Local Plan (2015) Policy G3 – Safeguarded Land for Future Development**
- **Chorley Local Plan (2015) Policy BNE3 – Areas of Safeguarded Land for Future Development Needs**

The purpose of safeguarded land as set out in the NPPF is to meet longer-term development needs stretching beyond the plan period.



Areas of Separation

Areas of separation are identified as key policies within the Core Strategy and all three Local Plans as follows:

- **Central Lancashire Joint Core Strategy Policy 19 – Areas of Separation and Major Open Space** seeks to “protect the identity, local distinctiveness and green infrastructure of certain settlements and neighbourhoods by the designation of Areas of Separation and Major Open Space, to ensure that those places at greatest risk of merging are protected and environmental/ open space resources are safeguarded”. The policy identifies several Areas of Separation around northern settlements and within the Preston urban boundary (Preston), and between central and southern settlements (Chorley and South Ribble).
- **Preston Local Plan Policy EN4 – Areas of Separation** seeks to prevent “harm to the effectiveness of gaps between settlements and, in particular, the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements”. Areas of Separation are identified between: Broughton and the Preston Urban Area; Goosnargh Whittingham and Grimsargh; and Grimsargh and the Preston Urban Area.
- **South Ribble Local Plan Policy G5 – Areas of Separation** seeks to prevent built-up areas from merging into one another and to protect the land within the boundary from inappropriate development. Three Areas of Separation are identified: between Bamber Bridge and Lostock Hall; between Walton-le-Dale and Penworthan; and between Farington, Lostock Hall and Penwortham.
- **Chorley Local Plan Policy BNE4 – Areas of Separation** seeks to protect built-up areas from merging into each other and maintain the openness of these areas of countryside by preventing inappropriate development. Two Areas of Separation are identified between Chorley and Euxton and between Chorley and Whittle-le-Woods.

Areas of Major Open Space

Preston Local Plan Policy EN5 – Areas of Major Open Space is primarily concerned with maintaining separation between urban neighbourhoods in Preston. It is applied to two areas - between Ingol/Tanterton and Greyfriars/Cadley; and between Sharoe Green and Fulwood. It seeks to prevent development within the Areas of Major Open Space unless certain criteria are met, including “... d) the proposal does not detrimentally affect the visual amenity, landscape amenity, landscape character or nature conservation value of the open space/Area of Major Open Space...”.

3. Potential Replacement Joint Plan Policy Options

Table 1.1 explores the policy options available to the Central Lancashire authorities and their relative positives and negatives in achieving the three authorities’ aim of protecting the open countryside from development. In summary, the policy options considered are:

- **Open Countryside** – whether the current open countryside policies are appropriate, and if so whether a rationalised policy should be purely spatial or should refer to landscape value and settlement identity and setting?
- **Green Belt** – whether there would be a case for any strategic changes to Green Belt, ie to create new Green Belt in areas currently subject to other open countryside designations eg in Preston? This note does not consider the release of land for development purposes, as this will be subject to further considerations beyond just Green Belt matters.
- **Area of separation** – whether a policy relating to settlement gaps should be retained and/or redefined?
- **Settlement setting** – whether a policy should be considered to protect land that contributes to settlement setting?
- **Landscape** – whether a policy should be considered to protect land that contributes to landscape quality?
- **Large open spaces in urban areas** – whether a policy should be included protecting large areas of open land within urban areas?

The policy options identified are not mutually exclusive as in some cases they have different objectives – ie protecting open land, protecting landscape quality and/or the setting of settlements etc. It is therefore likely that a combination of the potential policy options will be most appropriate for incorporation into the Joint Plan.

Table 1.1: Policy Option Evaluation

New policy option	Content and coverage	Existing policy	Pros (+) and cons (-)
Open Countryside Policy Options			
<p>1. Retention of current open countryside policy (EN1) that is purely spatial – ie no reference to landscape or other roles of open land.</p>	<ul style="list-style-type: none"> • Policy could include current coverage in Preston, except it shouldn't overlap with Green Belt designation ie no need to include area along Ribble Valley currently covered by both policies. • Potential inclusion of all, or part of BNE2 open land east of Chorley. 	<p>EN1</p>	<ul style="list-style-type: none"> + Continuity. + Including land in Chorley makes it less Preston-specific. + Will restrict development outside those areas allocated in the Local Plan and which aren't in the Green Belt. - Current policy isn't positively framed. May be challenged at examination. - May constrict growth more than is desirable. - Blanket protection doesn't reflect variations in the environmental value of land eg landscape quality. - Weaker protection than Green Belt, so danger that challenges will be directed to this area if Councils are unable to demonstrate a 5yr housing supply.
<p>2. Removal of current open countryside policy (EN1)</p>	<ul style="list-style-type: none"> • Policy could be removed in favour of more targeted policy alternatives outlined below. 	<p>EN1</p>	<ul style="list-style-type: none"> + Opportunity to clarify and reframe open countryside protection across three authority areas. + Increase protection of most sensitive/important locations. + Increase scope for growth in less valuable parts of open countryside. - Potentially less extensive local countryside protection – ie Council may want to define exceptions to the policy.



New policy option	Content and coverage	Existing policy	Pros (+) and cons (-)
Green Belt Policy Options			
1. Expansion of Green Belt policy	<ul style="list-style-type: none"> • Could extend Green Belt to include some or all land in Preston beyond motorways and Preston Western Distributor Road. • Could try to extend to include land in Chorley that isn't protected by absolute constraint (SSSI). 	BNE3, G3	<p>+ Green Belt policy holds national significance and is strongly supported by the general public and their political representatives.</p> <p>+ LUC's analysis suggests that there are areas of land to north east of Preston that would contribute to the Green Belt purposes to a significant degree.</p> <p>+ Adding open countryside in EN1 and BNE2 would create consistency across Central Lancashire. GB study suggests that land in these areas would make a similar contribution to the GB as existing areas of GB.</p> <p>- Overly restrictive policy leaves vulnerability to planning approvals if 5yr land supply can't be demonstrated.</p> <p>- Once established, new Green Belt land is not invulnerable to inappropriate development or alterations to their boundaries to accommodate growth. The NPPF sets out 'very special' and 'exceptional' circumstances for development within Green Belts and Green Belt release, respectively. Therefore, the designation of a new Green Belt would not prevent development in the open countryside.</p> <p>- Difficulty in getting new GB designated. It would be difficult to justify a new GB as would need to demonstrate consistency of a Green Belt policy with strategic policies in adjoining authorities, the necessity for a Green Belt, why normal planning and development management policies would not be adequate and how the new Green Belt would meet the objectives of the NPPF.</p>

New policy option	Content and coverage	Existing policy	Pros (+) and cons (-)
			<p>- National Green Belt policy is often misinterpreted to be a landscape, greenfield and/or green infrastructure protection designation rather than a simple spatial planning policy. There are arguably more effective means of protecting and managing these other important environmental issues than Green Belt policy. For example, the NPPF does require local planning authorities to set out measures to enhance the beneficial uses of established Green Belt land, but the bar to demonstrate this is relatively low when compared to other more environmentally focused planning issues, such as the need to demonstrate biodiversity net gain, i.e. there are arguably more proactive and effective means of simultaneously protecting and enhancing the multiple functions of open countryside.</p>
Area of Separation Policy Options			
<p>1. Retention of a policy for settlement gaps</p>	<ul style="list-style-type: none"> • Could exclude gaps already protected by Green Belt. • Could be extended to incorporate other gaps which have been identified as being moderately fragile. • Could reference evidence base which identifies key elements/criteria for retaining gaps, rather than being prohibitive of any development that falls within a defined gap (so gaps can be drawn quite broadly). • Could define a single large area around Preston within which maintenance of settlement gaps is a consideration, rather than specific gaps. • Could extend policy to take into consideration value of land in providing a distinctive setting to a settlement. If also extended to include Green Belt land this would add weight to protection of fragile settlement gaps in South Ribble and Chorley beyond main urban area, 	<p>EN4, BNE4, G5</p>	<p>+ All 3 LPA's have an 'areas of separation' policy.</p> <p>+ Areas of separation are relatively simple designations, which are easy for the general public and developers to understand and planners to implement, as long as the protected characteristics of each defined gap are clearly communicated in policy.</p> <p>- Currently identified gaps in South Ribble and Chorley are already protected by Green Belt designation.</p> <p>- Difficult to define precise gaps on a map.</p> <p>- Two gaps in Preston at present are quite disparate in terms of scale.</p> <p>- Proposed developments around Goosnargh not rejected on basis of impact on gap due to its size.</p>

New policy option	Content and coverage	Existing policy	Pros (+) and cons (-)
	<p>which do not rate strongly for contribution to Green Belt purposes.</p>		<p>- Areas of separation policies are focused on protecting specific areas of open countryside in between neighbouring settlements, so large areas of open countryside that do not fall within strategic and/or fragile gaps between settlements would remain unprotected from encroachment by such policies.</p>
Settlement Setting Policy Options			
<p>1. Retention of a policy to protect land which contributes to settlement setting (G4 indicates that designated areas provide “natural breaks in built-up areas and settlements”, and perform “a key role in the character, appearance and openness of these settlements”)</p>	<ul style="list-style-type: none"> • Could develop policy that seeks to protect and enhance settlement setting. • Currently only designated in South Ribble but could be applied more generically to all settlements and use landscape evidence base to identify features/area that contribute to settlement character/setting. • LUC assessment doesn't indicate any particular value for the currently designated areas in G4, so hard to justify only designating these areas in South Ribble. Some were formerly safeguarded land. 	<p>G4</p>	<p>+ Would seek to protect setting of all settlements where there is appropriate justification.</p> <p>+ Could cover sensitive gaps between settlements, offering scope for consolidation with Areas of Separation Policies.</p> <p>- Settlement setting policies are focused on protecting specific areas of open countryside in setting of settlements, so large areas of open countryside that do not fall within strategic and/or fragile gaps between settlements would remain unprotected from encroachment by such policies.</p> <p>- Settlement setting policies would likely not prohibit development in the open countryside if such development could demonstrate minimal impacts on setting.</p>
Landscape Policy Options			
<p>1. New local landscape designation policy</p>	<ul style="list-style-type: none"> • Could include an area-based policy protecting areas of 'above ordinary landscape value' or similar, as identified in the LUC landscape assessment. 	<p>BNE2</p>	<p>+ Policy is supported in revised NPPF that states, at para 174, that policies should “contribute to and enhance the natural and local environment by... protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”.</p>

New policy option	Content and coverage	Existing policy	Pros (+) and cons (-)
			<ul style="list-style-type: none"> - Areas identified as 'above ordinary value' in LUC study are largely already protected by absolute constraints. - Landscape policies are focused on protecting specific areas of open countryside, so large areas of open countryside that do not fall within policy would remain unprotected from development – unless covered by other policies.
2. Criteria-based landscape policy	<ul style="list-style-type: none"> • Could include a criteria-based policy for protection of valued landscape qualities, ie to protect the 'key qualities', valued features and key characteristics listed for each LCA. This option could be linked to a separate landscape character policy and cross reference the landscape study prepared by LUC. • Policy could recognise the intrinsic character and beauty of the countryside and protect and enhance character with reference to the LCA and any further evidence base produced. 	Core Strategy Policy 21	<ul style="list-style-type: none"> + Would ensure that focus would be placed on protection of key landscape qualities rather than a blanket and undefined requirement to protect the landscape. - Landscape policies would not prohibit development in the open countryside if such development could demonstrate minimal impacts on landscape qualities. - Council officers would need to draw on findings of landscape assessment and understand the key landscape qualities and the extent to which a proposed development is likely to affect these. This may require a degree of landscape skills training.
Large Open Spaces in Urban Areas Policy Options			
1. Retention of policy protecting large open spaces within urban area	<ul style="list-style-type: none"> • Some parts of the Central Lancashire's urban area within South Ribble are largely contained offering some potential scope for the expansion of this designation. • South Ribble has a Green Corridor/ Wedge policy (G12) which is similar, and maybe appropriate to consider consolidation. 	EN5, G12	<ul style="list-style-type: none"> + Protects large relatively accessible open spaces which may be or could be valuable locations for leisure and recreation uses. + Covers areas too contained to treat as open countryside, so valid to have specific policy. - Only applied to 2 areas in Preston. - EN5 is wide-ranging policy which cites prevention of merger, landscape character, visual amenity, recreational

New policy option	Content and coverage	Existing policy	Pros (+) and cons (-)
			<p>and GI value. These purposes could be considered more widely applicable?</p> <ul style="list-style-type: none"> - Could consider alternative designation such as Local Green Space. - Cover discrete areas and would therefore not protect all greenfield land from development.



4. Policy Recommendations

The exceptional circumstances needed to justify the designation of a new Green Belt in Central Lancashire are extensive, and there is currently insufficient evidence to determine whether it would be possible for the following reasons:

- The sustainable scale and distribution of growth across Central Lancashire has yet to be agreed and justified.
- Alternative local policies have not been ruled out as unsustainable, or unreasonable in meeting Central Lancashire's policy objectives.
- The implications of Green Belt extensions on the cooperating authorities' immediate neighbours have not been explored.

It is therefore recommended that the Central Lancashire authorities pursue alternative local policy mechanisms for protecting the open countryside at this time:

1. It is recommended that open countryside policy EN1 is deleted in favour of relying on the Councils preferred spatial strategy to provide a simple blanket protection of the open countryside, assuming growth is focused with existing urban areas and specific allocated greenfield sites. Policy wording could be added to the spatial strategy to:
 - a. Clarify what types of development are appropriate in the countryside ie beyond the proposed areas of defined growth and the settlement limits. In particular the policy could consider the requirements for: affordable and specialist housing needs; rural land uses and employment opportunities and tourism and community infrastructure.
 - b. Integrate wider sustainability considerations and reference need for any development that does take place to be sustainable.
 - c. Mention any major barrier/ boundary features that should not be crossed – eg Preston not extending beyond M55, M6 and Preston Western Distributor Road.
2. It is recommended that the Councils' Area of Separation Policies (EN4, BNE4, G5) are consolidated and refined as follows:
 - a. Areas of separation in Green Belt removed, noting that national Green Belt policy adequately protects the open countryside in these locations.
 - b. Use LUC's settlement gap assessments to refine the extent of existing and designate new Areas of Separation in sensitive settlement gaps outside the Green Belt.
 - c. Each Area of Separation should be listed in the consolidated policy and their broad extent mapped in the accompanying policies map.
 - d. Each Area of Separation designation could list the key elements that contribute to the maintenance of the gap that are in need of protection (see LUC's settlement gap assessments), rather than being prohibitive of any development the falls within a defined gap (so gaps can be drawn quite broadly).
3. It is recommended that the Councils replace the only existing policy that makes reference to settlement setting, G4, with a new Settlement Setting Policy.
 - a. A criteria-based policy is recommended in preference to the definition of boundaries around specific settlements identified as having high-value settings. Development proposals would need to consider the key elements and areas that contribute to a settlement's setting (see LUC's settlement setting assessments).
 - b. Policy could refer to LUC study to identify any sensitivities to be considered in association with any settlement. Attentively, this could refer to more detailed landscape sensitivity assessments (if these are carried out).
4. It is recommended that the Councils consolidate and expand upon the existing Landscape Policies (CS13, CS21) with:
 - a. A criteria-based policy which makes it clear how landscape qualities should be considered in relation to new development – referring back to the LUC landscape value assessments for each LCA or sub-area or, if they are carried out, more detailed landscape sensitivity assessments.



- b. The Councils could also use LUC's landscape value assessments to designate areas of local landscape importance – ie areas of 'above ordinary value' such as within the Ribble Valley, Ribble Marshes and West Pennine Moors (as identified in the LUC landscape study). Each protected landscape could be listed in the policy and their broad extent mapped in the accompanying policies map. However, each designation could list the key elements that need protection (see LUC's landscape value assessments), rather than being prohibitive of any development the falls within sensitive landscapes. Depending on the likelihood of development demand in these areas, it may be felt that a criteria-based policy approach alone would be adequate and that a local landscape designation is not needed as they are already largely designated. For example, the West Pennine Moors and Ribble Marshes are already nearly entirely covered by SSSI, SPA/ Ramsar designations. The Lower Ribble Valley includes significant areas of Flood Zone 3b, although this does not cover the entirety of the area identified as of 'above ordinary value' in the LUC Landscape Study.
5. It is recommended that the Councils rationalise the Preston urban open space policy (E5) once development site options within urban areas have been thoroughly explored and preferred allocations have been identified to maximise development within urban areas in the Plan period. Once this exercise is complete, the remaining large open spaces could be protected from development. Consideration could also be given to promoting these locations for enhancement, encouraging access and investing in tree planting, leisure and recreation activities in close proximity to urban areas.



Report of	Meeting	Date
Head of Spatial Planning	Central Lancashire Strategic Planning Joint Advisory Committee	22 nd November 2022

UPDATE DATE SFRA & LEVEL 1 REFRESH COMMISSION

RECOMMENDATION(S)

- 1. To note contents of this report

EXECUTIVE SUMMARY OF REPORT

- 2. To provide members with an update on the evidence base and site assessment for flood risk.

Confidential report Please bold as appropriate	Yes	No
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REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- 3. None, for information only.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 4. None.

Background

- 5. Members will recall we undertook a Strategic Flood Risk Assessment (SFRA Level 1) which is required to inform the scope of the Sustainability Appraisal for consultation and identify where development can be located in areas of low risk of flooding. In areas where there is a risk of flooding, if sustainable development cannot be achieved, a sequential test is applied and where development is proposed within an area of flooding, a Level 2 Strategic Flood Risk Assessment is undertaken.
- 6. The Councils are at this point currently. Initial site assessment work has been undertaken and the sustainability appraisal of all filtered sites for housing and employment are currently with LUC for assessment.

Report content

- 7. The government has renewed its flood risk and coastal change planning guidance in an effort to make new developments more resilient to severe flooding and The Environment

Agency published a major refresh of the PPG guidance on the 25th August 2022, bringing it in line with the changes introduced to the National Planning Policy Framework (NPPF) in 2021.

8. Appendix One is a briefing note produced by the Environment Agency in September 2022 which sets out these changes and what they mean for planning in practice.
9. The changes state that Flood Risk Plans should now take into account all sources of flood risk and should use opportunities provided by new development to improve green and other infrastructure to reduce the causes and impacts of flooding.
10. By including the reference to 'all sources of flood risk' it is increasing the requirement to consider flood risk from sources other than fluvial (river) and surface water. This means a more holistic understanding of flood risk is required when applying this policy, particular in terms of the Sequential and Exception Tests, providing increased weight behind the lesser scrutinised forms of flood risk like groundwater and artificial sources (e.g. reservoirs, canals, and sewers). Key changes include:
 - The Sequential and Exception Tests have been updated to consider surface water, with greater focus has been given to surface water flood risk so surface water flood risk should be considered earlier and more holistically than before
 - The definition of a functional floodplain (Flood Zone 3b) has changed from an annual probability of 1 in 20 (5%) or greater in any year to 1 in 30 (3.3%) or greater in any year. With this change more land is likely to be defined as a 'functional floodplain' and no development is typically considered to be appropriate on land with this definition.
 - Increased promotion of Natural Flood Management (NFM) in new developments
 - The Environment Agency has significantly changed their approach in the way climate change allowances are applied to peak river flow and Guidance also states that peak river flow allowances should be applied to developments and allocations where the strategic flood risk assessment shows an increased risk of flooding in the future. This includes locations that are currently in Flood Zone 1 but might be within Flood Zone 2 or 3 in the future. In simple terms, the new allowances consider the river basin, specific river and geographic location within the catchment when determining climate change requirements. This could mean that two sites on the same watercourses, in relatively close proximity, could require different climate change allowances to be applied.
 - NPPF also suggests that the central climate change allowance is also applied across all flood zones, including Flood Zone 1, for all uses (except Essential Infrastructure).
 - Guidance on sustainable drainage systems (SuDS) has been elaborated upon with more focus on what is required for the implementation of SuDS.
 - Guidance has reinforced the importance of early consultation with organisations for informed flood risk advice, a list of bodies to which the Environment Agency, lead local flood authorities, water and sewerage companies, emergency planners, emergency services, local resilience forums and other flood incident responders have been added.
 - Prior to any consultations with authoritative or regulatory bodies, plans for a development are required to be examined by a strategic flood risk assessment.
 - According to the guidance, sites located in an area with low flood risk will be considered for approval first with medium-risk sites only regarded if the identified low-risk sites are deemed to be insufficient.
 - Developments in high-risk sites will only be considered for approval if both medium and low-risk sites are not sufficient.
11. Strategic policy-making authorities should undertake strategic or site-specific flood risk assessments where appropriate and such assessments need to be carried out to obtain a grant of technical details consent. The new guidance has also declared that assessments need to outline the extent of the functional floodplain, show regard for Emergency Planning, and protect future flood storage areas. Other new requirements for

flood risk assessments include:

- Identifying sources of uncertainty on a site and outlining how these can be resolved in a mitigation strategy
- Establishing 'the most vulnerable aspects of development' in site's situated in areas with a low flood risk, unless there are 'overriding reasons to prefer a different location'
- Demonstrating regard for both vertical and residual flood risks and suggesting ways to avoid both
- Regarding the impact of flood risk management infrastructure failing or its design standard being exceeded
- Identifying how flood risk management infrastructure will be 'operated, funded and maintained'
- Ensuring there is capacity for future maintenance or new flood risk management infrastructure that might be required
- Taking climate change factors into account and considering if there will be available funding for flood defences in future
- Assessing how a development could affect flood risk in the surrounding area

Implications for the SFRA and Central Lancashire Local Plan

12. All these important changes (which would have implications for the test of soundness if we do not comply) mean that a refresh of the Level One SFRA is required for the evidence base to be consistent with national policy and guidance. There may also be implications for the site assessment process as sites that have not been eliminated in the SHELAA process so far for flood risk, could be eliminated with the application of these new tests, although it's more likely that a sequential test may be required for some site allocation proposals which would not preclude them from future allocation. This sequential test would set out the rationale for the proposal, any required mitigation and also then ensure that the process of consultation would deliver the required. Officers do not envisage a large volume of sites being affected.
13. We have liaised with LCC and the EA on exactly what is required and appendix two is a letter received from the LLFA which clearly confirms the need for a refresh of the SFRA Level 1 and additional forecasting linked to climate change. JBA Consultants have provided a proposal based on the recommendations from EA and the LLFA for an SFRA Level 1 refresh at a cost of £14,062 to commission work which refreshes the SFRA Level 1 to be compliant with the national policy changes.
14. As SFRA Level 2 is required, officers are exploring if it's possible to commission the two pieces of work together which will ensure they are produced concurrently and will also achieve best value given it will be the same consultant producing the assessment which will reduce the cost.
15. It is envisaged that this work will be undertaken during the next three months or so and therefore Stage One Preferred Options will include caveats that further site assessment work may be required upon the updates required to SFRA Level 1.

Equality and diversity

16. Not applicable

Risk

17. There are no risks associated with this report the report is information.

Comments of the Statutory Finance Officer

18. As this is for information only there are no financial implications of this report.

Comments of the Monitoring Officer

19. The report is essentially for information – hence there are no direct legal implications arising.

Appendices

Appendix One; Environment Agency Briefing Note September 2022

Comprehensive update to Planning Practice Guidance on flood risk and coastal change

Appendix Two; Letter from Lead Local Flood Authority dated 21st October 2022

Report Author	Ext	Date	Doc ID
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BRIEFING NOTE – September 2022

Comprehensive update to Planning Practice Guidance on flood risk and coastal change

Main message

On Thursday 25th August 2022, government published a comprehensive update to the [Flood risk and coastal change](#) section of the Planning Practice Guidance.

Who are these messages for?

This briefing note is for those involved with the flood risk, sustainable drainage (SuDS) or coastal change aspects of development planning, including:

- Environment Agency staff
- local authority planning officers and elected members
- developers
- consultants undertaking flood risk assessment or drainage design

What's changed?

More detail is provided in [Annex 1](#) but key areas where improved guidance has been provided include:

- When/how the sequential and exception tests should be applied to improve speed, certainty and effectiveness
- Surface water flood risk and how it should be considered and addressed
- How to consider the safety of development and its potential impact on flood risk elsewhere
- How to take an integrated approach to flood risk management
- Safeguarding land for future flood risk management infrastructure
- The use of multifunctional SuDS and a clearer requirement for SuDS information with planning applications
- Natural flood management and other ways to reduce the causes and impacts of flooding
- The use of Shoreline Management Plans and Coastal Change Management Areas
- Unsustainable locations and how planning can support transition
- How Local Development Orders should consider flood risk
- The call-in process to improve consistency and maximise opportunities to resolve issues
- Development affecting reservoirs
- The latest supporting tools and guidance such as the CIRIA Property Flood Resilience Code of Practice and the Working with natural processes evidence directory

To help local planning authorities take stock of what they might need to do in response to this update, we've prepared a [LPA Checklist](#).

BRIEFING NOTE – September 2022

Why have these changes been made?

This update follows government's [Review of policy for development in areas at flood risk](#) which committed to a '*significantly revised and updated*' flood risk planning practice guidance. Changes were also needed as a result of updates to the NPPF and following other reviews such as the [Jenkins Review](#), [Public Accounts Committee](#) review and [EFRA Committee](#) review.

This update supports the Environment Agency goal for 'a nation resilient to climate change'

In our corporate plan '[EA 2025](#)' we state our ambition to be a stronger leader on climate adaptation and resilience, encouraging others to act now on the climate emergency and invest in adaptation.

Our [National Flood and Coastal Erosion Risk Management Strategy](#) acknowledges that "getting the right kind of growth in the right places is one of the main ways of achieving climate resilient places". It states that "Effective spatial planning is an essential tool for making land use choices that help to achieve greater flood and coastal resilience in places as well as wider environmental benefits". We've worked closely with Defra and the Department for Levelling Up, Housing and Communities over a number of years to provide advice on how this guidance could best be improved.

How have customers been prepared for the update?

Government has made a number public commitments to publish updated guidance, including in the [Review of policy for development in areas at flood risk](#) and, more recently, in the May [Chief Planner's Newsletter](#).

How soon should we, developers and LPAs start using the updated planning practice guidance?

Upon publication, the updated PPG will come into immediate effect and will be a material planning consideration for any ongoing and future planning application and planning policy work. The PPG is guidance, not policy, so it is unlikely to fundamentally change our approach to ongoing cases. In the unlikely event that its publication does have a significant impact on live cases, we advise you to notify relevant applicants and local planning authorities at the earliest opportunity.

Future updates

We welcome the updated PPG as it provides much-needed detail and clarification on how practitioners should implement existing policies. However, government has also indicated that it intends to publish an updated NPPF and to create national development management policies. We will continue to work with government on these wider reforms to ensure flood risk and coastal change remain central tenets of national policy. In due course, this may bring about the need for a further update to PPG which builds on the work done to-date. However, this should in no way prevent the updated PPG from being implemented in full in the meantime.

BRIEFING NOTE – September 2022**Contact for information**

For queries about how this new guidance affects your local area, please contact your local Environment Agency Sustainable Places team in the first instance. You can find out how to contact them by emailing enquiries@environment-agency.gov.uk. For national queries about the new guidance, please contact Sam Kipling (sam.kipling@environment-agency.gov.uk) or Caroline Sutton (caroline.sutton1@environment-agency.gov.uk).

BRIEFING NOTE – September 2022

Annex 1: What's changed

Key details

- The 'design flood' now explicitly includes an allowance for climate change, and also accounts for surface water flood risk [see 'What is meant by a "design flood"?' (Para 002)' in [Planning and flood risk](#)].
- The hierarchical approach now prioritises avoidance approaches and passive techniques over others and now more clearly accounts for residual risk [see 'What process is used in plan or decision-making where flood risk is a consideration?' (Para 004)' in [Planning and flood risk](#)].
- Safety of development now more explicitly considers the impact of a flood on the essential services provided from development [see 'What to consider when determining whether a proposed development will be safe for its lifetime?' (Para 005)' in [Planning and flood risk](#)].
- Consideration of the likelihood of flood defence failure is inappropriate for planning [see 'How can the Sequential Test be applied to the location of development?' (Para 024)' in '[The Sequential approach to the location of development](#)'].
- Function floodplain starting point now 3.3% AEP not 5% (explicitly includes risk from the sea) [see Table 1: Flood zones in [Flood Zone and flood risk tables](#)].
- Lifetime of non-residential development set at 75 years as starting point [see 'What is considered to be the lifetime of development when applying policies on flood risk and coastal change?' (Para 006)' in [Planning and flood risk](#)].
- Guidance discourages new culverting and building over existing culverting [see 'How can natural flood management be delivered through new development?' (Para 067)' in [Reducing the causes and impacts of flooding](#)].
- Link to Defra FD2320 for methodology on calculating flood hazard to people (Para 005) [see 'What to consider when determining whether a proposed development will be safe for its lifetime?' in [Planning and flood risk](#)].

Sequential Test

- Clarity about when it needs to be applied – removed confusion about 'minor' [see 'How should the Sequential Test be applied to planning applications?' (Para 027)' in '[The Sequential approach to the location of development](#)'].
- Key terms defined (e.g. 'reasonably available', 'wider sustainable development objectives' [see 'What is a "reasonably available" site?' (Para 028)' in '[The Sequential approach to the location of development](#)'] and [see 'What is the Exception Test?' (Para 031)' in '[The Exception Test](#)'].
- Clearer roles and responsibilities – emphasis on LPA to choose area of search and consider if test is passed [see 'Who is responsible for deciding whether an application passes the Sequential Test?' (Para 029)' in '[The Sequential approach to the location of development](#)'].
- Encouragement for more cross-boundary working [see 'How can the Sequential Test be applied in the preparation of strategic policies?' (Para 025)' and 'How should the

BRIEFING NOTE – September 2022

Sequential Test be applied to planning applications? (Para 027) in [‘The Sequential approach to the location of development’](#)].

- Suggests approaches to improve certainty and efficiency, e.g. prepare guidance on areas of search and a register of ranked sites [see ‘Who is responsible for deciding whether an application passes the Sequential Test? (Para 029) in [‘The Sequential approach to the location of development’](#)].
- Clarity about when it is appropriate to move onto the Exception Test [see ‘What is the Exception Test? (Para 031) in [The Exception Test](#)].

Exception Test

- Table 2 (was table 3) shows flood zone incompatibility not whether ‘development is appropriate’ [see [Table 2: Flood risk vulnerability and flood zone ‘incompatibility’](#)]
- More guidance on key terms such as ‘wider sustainability benefits to the community’ and ‘reduce flood risk overall, where possible’ [see ‘How can it be demonstrated that wider sustainability benefits to the community outweigh flood risk? (Para 036)’ and ‘How can it be demonstrated that development will reduce flood risk overall? (Para 037)’ [‘The Exception Test’](#)]

Integrated approach

- Encourages catchment based approach [see ‘What is a Strategic Flood Risk Assessment? (Para 009)’ and ‘Who needs to be consulted when preparing plan policies?’ in [Planning and flood risk](#)].
- Stronger links to other strategies like water cycle studies and drainage and wastewater management plans [see ‘What is a Strategic Flood Risk Assessment?’ and ‘Who needs to be consulted when preparing plan policies? (Para 010)’ in [Planning and flood risk](#)].

Impact of development on flood risk elsewhere

- FRAs need to detail any increases in flood risk elsewhere [see ‘How to assess the suitability of development where there is a possibility it will increase flood risk elsewhere (Para 049)’ in [‘Addressing residual flood risk’](#) and [‘Site-specific flood risk assessment: Checklist’](#)]
- Guidance on compensatory floodplain storage [see ‘How to assess the suitability of development where there is a possibility it will increase flood risk elsewhere (Para 049)’ in [‘Other flood risk considerations’](#) and [‘Site-specific flood risk assessment: Checklist’](#)]
- Guidance on mitigating cumulative impacts on flood risk elsewhere [see ‘How to assess the suitability of development where there is a possibility it will increase flood risk elsewhere (Para 049)’ and ‘Are minor developments likely to raise flood risk issues? (Para 051)’ in [‘Other flood risk considerations’](#) and [‘The flood risk issues raised by minor developments.’](#)]

BRIEFING NOTE – September 2022

- Stilts/voids shouldn't be relied upon for compensatory floodplain storage [see 'How to assess the suitability of development where there is a possibility it will increase flood risk elsewhere (Para 049)' in section '[Other flood risk considerations](#)'.]

Safeguarding land & relocation of unsustainable development

- More detailed guidance on how to safeguard land for future flood risk management infrastructure [see 'How should land for future flood risk management infrastructure be safeguarded? (Para 011)' and 'What approach should be taken to making provision for the relocation of development and infrastructure? (Para 012)' in [Taking flood risk into account in preparing plans](#)].
- Unsustainable locations defined [see 'What approach should be taken to making provision for the relocation of development and infrastructure? (Para 012)' in [Taking flood risk into account in preparing plans](#)].
- Guidance on controlling development in unsustainable locations [see 'What approach should be taken to making provision for the relocation of development and infrastructure? (Para 012)' in [Taking flood risk into account in preparing plans](#)].
- Improved guidance on the role of planning in relocation of unsustainable development [see 'What approach should be taken to making provision for the relocation of development and infrastructure? (Para 012)' in [Taking flood risk into account in preparing plans](#)].
- Adaptation Plans are now cited as a source of information about the land that is likely to need to be safeguarded [see 'How should land for future flood risk management infrastructure be safeguarded? (Para 011)' in [Taking flood risk into account in preparing plans](#)].

Sustainable drainage systems

- SuDS definition now means 4-pillars need to be met – should discourage reliance on below ground storage. If SuDS aren't included, clear onus on developer to provide clear evidence that the use of SuDS would be inappropriate. [see 'What are sustainable drainage systems and why are they important (Para 055)' and 'What sort of sustainable drainage systems can be considered? (Para 056)' in [Sustainable drainage systems](#)].
- Clear requirement for 'SuDS Strategy' with planning applications (including Outline) – plus more detailed list of info needed in checklist [see 'What information on sustainable drainage needs to be submitted with a planning application? (Para 059)' in [Sustainable drainage systems](#)].
- Wider SuDS benefits acknowledged e.g. cooling, carbon sequestration, biodiversity net gain etc [see 'What are sustainable drainage systems and why are they important? (Para 055)' in [Sustainable drainage systems](#)].
- Encourages early consideration of SuDS [see 'What sort of sustainable drainage systems can be considered? (Para 056)' in [Sustainable drainage systems](#)].

BRIEFING NOTE – September 2022

- Encourages local policies for where certain types of SuDS would bring the greatest benefits [see ‘What sort of sustainable drainage systems can be considered? (Para 056)’ in [Sustainable drainage systems](#)].
- Highlighted need to check the need for a separate permit for SuDS [see ‘Are other permits needed for sustainable drainage systems? (Para 061)’ in [Sustainable drainage systems](#)].

Reducing the causes and impacts of flooding

- Whole new section – links to all our latest Natural Flood Management tools, maps and research [see ‘What is natural flood management and how can it reduce the causes and impacts of flooding? (Para 064)’ in [Reducing the causes and impacts of flooding](#)]
- Support for river restoration such as culvert removal and other ‘slow the flow’ approaches [see ‘What is natural flood management and how can it reduce the causes and impacts of flooding?’ (Para 064) in [Reducing the causes and impacts of flooding](#)]
- Support for coastal management approaches such as realignment, saltmarsh creation etc. [see ‘What is natural flood management and how can it reduce the causes and impacts of flooding? (Para 064)’ in [Reducing the causes and impacts of flooding](#)]

Coast

- Encourages more precautionary approach to designating Coastal Change Management Areas (CCMAs) [see ‘What are the considerations in defining Coastal Change Management Areas? (Para 072)’ in [Planning and development in areas of coastal change](#)].
- Allows more flexibility for existing buildings/land-use to enable transition [see ‘What development will be appropriate in a Coastal Change Management Area? (Para 072)’ in [Planning and development in areas of coastal change](#)].
- Clearer requirement for ‘vulnerability assessment’ when development proposed in CCMAs [see ‘When will a vulnerability assessment be required to demonstrate whether development is appropriate in a coastal change management area? (Para 074)’ in [Planning and development in areas of coastal change](#)].
- Need to consider Article 4 Directions to remove Permitted Development Rights in CCMAs [see ‘What issues do local planning authorities need to consider in relation to permitted development rights in coastal change areas? (Para 075)’ in [Planning and development in areas of coastal change](#)].

Other issues

- New guidance on how to consider flood risk and coastal change in Local Development Orders [see ‘What should be considered if bringing forward a Neighbourhood Development Order/Community Right to Build Order/Local Development Order in an area at risk of flooding? (Para 018)’ and ‘How can neighbourhood plans and

BRIEFING NOTE – September 2022

neighbourhood development/community right to build orders take account of coastal change? (Para 076)' in [Taking flood risk into account in preparing plans](#) and [Planning and development in areas of coastal change](#)].

- New guidance on how local design codes should account for flood risk / SuDS [see 'What should be considered for the preparation of local design codes? (Para 019)' in [Taking flood risk into account in preparing plans](#)]
- Encourages consideration of use of Article 4 Directions to address flood risk issues caused by Permitted Development Rights [see [Permitted development rights and flood risk](#) (Para 053) and 'What approach should be taken to making provision for the relocation of development and infrastructure? (Para 012)' in [Taking flood risk into account in preparing plans](#)]
- Greater clarity on how to follow the call-in process when EA advice not followed [see 'What must happen if a local planning authority wants to grant permission for a major development against Environment Agency flood risk advice (referral to the Secretary of State)? (Para 039)' in [The role of the Environment Agency and Lead Local Flood Authorities in assessing planning applications](#)]
- Guidance on development that may increase burdens on existing reservoir owners [see 'Who needs to be consulted when preparing plan policies? (Para 010)' in [Taking flood risk into account in preparing plans](#) and '[What emergency planning considerations are there in relation to reservoirs? \(Para 046\)](#)']
- Updated links to latest tools, guidance good practice (e.g. CIRIA Code of Practice for Property Flood Resilience, EA/ADEPT Flood Risk Emergency Plans for New Development guidance, WaterUK Sewerage Sector Guidance etc.)

BRIEFING NOTE – September 2022

Annex 2: LPA checklist

Following the update to PPG, LPAs are advised to check the following things:

Sequential Test

- Check your policies and procedures on applying the sequential test to ensure you're applying it to all relevant planning applications.
- Consider producing the following:
 - A ranking methodology for comparing relative flood risk between sites
 - Guidance on appropriate 'areas of search' for common development types
 - A register of 'reasonably available' sites

Planning applications

- Consider updating your local list of information requirements to reflect:
 - [Footnote 55](#) of the NPPF and the need for a Flood Risk Assessment
 - The requirement for a SuDS Strategy for all major development and all development in flood risk areas [see 'What information on sustainable drainage needs to be submitted with a planning application? (Para 059)' in [Sustainable drainage systems](#)].
 - Paragraph 074 requirement for a Coastal Vulnerability Assessment for development proposed in a Coastal Change Management Area, [see 'When will a vulnerability assessment be required to demonstrate whether development is appropriate in a coastal change management area? (Para 074)' in [Planning and development in areas of coastal change](#)].
- Consider your approach to Article 4 directions in flood risk and coastal change areas to prevent inappropriate development [see [Permitted development rights and flood risk](#) (Para 053) and 'What approach should be taken to making provision for the relocation of development and infrastructure? (Para 012)' in [Taking flood risk into account in preparing plans.](#)]
- Check your process for referring relevant planning applications to the Secretary of State when you intend to grant planning permission against Environment Agency advice [see 'What must happen if a local planning authority wants to grant permission for a major development against Environment Agency flood risk advice (referral to the Secretary of State)? (Para 039)' in [The role of the Environment Agency and Lead Local Flood Authorities in assessing planning applications](#)]

Local Plan and Strategic Flood Risk Assessment (SFRA)

- Check your local plan and SFRA guidance are aligned with the new PPG, particularly to reflect:
 - the hierarchical approach to addressing flood risk set out in 'What process is used in plan or decision-making where flood risk is a consideration? (Para 004)' in [Planning and flood risk](#).

BRIEFING NOTE – September 2022

- the revised starting point for function floodplain is now 3.3% AEP not 5% (explicitly includes risk from the sea) [see Table 1: Flood zones in [Flood Zone and flood risk tables](#)]
- the need for an integrated approach to water management e.g. by ensuring alignment/synergy between documents like water cycle studies and drainage and wastewater management plans [see ‘What is a Strategic Flood Risk Assessment? (Para 009)’ and ‘Who needs to be consulted when preparing plan policies?’ in [Planning and flood risk](#)].
- the need to identify unsustainable locations, where relevant, and to manage existing and new development accordingly [see ‘What approach should be taken to making provision for the relocation of development and infrastructure? (Para 012)’ in [Taking flood risk into account in preparing plans](#)].
- the need to safeguard land needed for future flood and coastal risk management infrastructure [see ‘How should land for future flood risk management infrastructure be safeguarded? (Para 011)’ in [Taking flood risk into account in preparing plans](#)].
- the need to identify Coastal Change Management Areas, where relevant [see ‘What are the considerations in defining Coastal Change Management Areas? (Para 072)’ in [Planning and development in areas of coastal change](#)].
- That certain types of sustainable drainage systems in certain locations will bring the greatest benefits [see ‘What sort of sustainable drainage systems can be considered? (Para 056)’ in [Sustainable drainage systems](#)].

Local Design Codes

- When preparing local design codes, refer to the new guidance on how local design codes should account for flood risk / SuDS [see ‘What should be considered for the preparation of local design codes? (Para 019)’ in [Taking flood risk into account in preparing plans](#).]

Contact: suds@lancashire.gov.uk

Date: 21 October 2022

Dear Edward,

Thank you for your emails with questions (in bold) regarding the Strategic Flood Risk Assessment for the Central Lancashire Local Plan review, dated 13th and 14th October 2022, respectively. This is set out below along with our comments.

The Lead Local Flood Authority's role in planning is limited to surface water drainage. The Environment Agency has a strategic overview role of all sources of flood risk and it is recommended you seek their advice on all flood risks. As you'll be aware the Planning Practice Guidance states that all plans need to be informed by flood risk advice where relevant, from the Lead Local Flood Authority. Notwithstanding this, it is ultimately up to each Local Planning Authority what approach is taken to plan making, including in relation to evidence base documents such as the Strategic Flood Risk Assessment.

1. Is using the long-term flood risk map (<https://check-long-term-flood-risk.service.gov.uk/map>) appropriate for assessing surface water flood risk 'in the future' as referenced in PPG paragraph 1?

Used on its own the long-term flood risk map is not appropriate for assessing surface water flood risk in the future as it only presents the 'current day scenario' and doesn't allow for 'future scenarios' that could have impacts on surface water flood risk, such as climate change and urban creep.

The long-term flood risk map is one form of data used to inform the assessment of surface water flood risk. It should be used alongside and in addition to other sources of data on surface water that are held by the Environment Agency, Lead Local Flood Authority (LLFA), United Utilities, District Councils, and the Highway Authorities (National Highways and Lancashire County Council) and the appropriate assessment for climate change in accordance with the latest allowances.

2. Do the LLFA expect us to Level 2 assess any land we propose to allocate with greater than 0.1% surface water flood risk (i.e. either currently or in the future)?

Paragraph 005 of the Flood Risk and Coastal Change section of the Planning Practice Guidance (PPG) states that local planning authorities are required to consider whether a proposed development will be safe for its lifetime, giving appropriate consideration to:

"the safety of people within a building if it floods and also the safety of people around a building and in adjacent areas, including people who are less mobile or who have a physical impairment. This includes the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood (0.1% annual probability of flooding with allowance for climate change)".

It is our understanding that Paragraph 005 relates to all sources of flood risk, including surface water and that Local Planning Authorities are expected to Level 2 assess sites proposed for allocation with greater than 0.1% (1000 year) surface water flood risk rather than the 1% (100 year) design flood criteria specified in Paragraph 002 of the Flood Risk and Coastal Change section of the Planning Practice Guidance. This is for the Local Planning Authority to interpret and apply as appropriate using the guidance set out in the flowchart provided in Diagram 1 of Paragraph 007 of the Flood Risk and Coastal Change section of the PPG.

If the Local Planning Authority decides not to Level 2 assess sites with between a 0.1% (1000 year) and 1% (100 year) surface water flood risk, then we advise that you should make it clear in the SFRA and explain your reasons why to justify the approach taken. This is to provide clarity to the Planning Inspector, the community and to developers so there is no ambiguity on what basis allocated sites have been assessed in the SFRA.

The LLFA also recommends you set out clear expectations, either through the SFRA or through local policy, or both, on how the safety of people should otherwise be considered and assessed. If it is to be assessed by developers through site-specific flood risk assessments, which appears to be the only alternative, then what about sites that do not trigger a site-specific flood risk assessment under Footnote 55 of Paragraphs 167 and 168 of the National Planning Policy Framework (2021)?

There is also potential for sites to change from low surface water flood risk to medium/high surface water flood risk after the onset of climate change could be missed. We recommend you apply the latest [climate change allowances](#) and link this to the expected effects of climate change on risk identified in the SFRA.

3. It is our view that the existing Level 1 SFRA for Central Lancashire, covering the administrative areas of Chorley Borough Council, Preston City Council and South Ribble Borough Council, needs to be updated in its entirety given updates to the following guidance and available flood risk data and information.

Therefore, further to our meeting yesterday, please can the Environment Agency and the County Council (as the LLFA) confirm in writing that they agree that an update to our existing Level 1 SFRA is required due to the following changes to Government guidance, namely:

- **National Planning Policy Framework (NPPF) – updated July 2021;**
- **Flood Risk and Coastal Change Planning Practice Guidance (PPG) – updated August 2022;**



- Climate change allowances – updated July 2021 for peak river flows and May 2022 for peak rainfall intensities;
- ‘How to Prepare a Strategic Flood Risk Assessment’ guidance – updated March 2022.

We propose to carry out the following updates to the Level 1 report and Appendix A to account for:

- The updated guidance stated above;
- Any new flood risk information readily available from the EA’s open source online data;
- Updated sites screening assessment based on any new flood risk information and changes to the sequential test regarding how surface water risk is considered.

Also, undertake updates to the following to account for sequential test changes and any new flood risk information, i.e. the:

Sites Screening Spreadsheet (Appendix C) – most recently updated March 2022;

- Strategic Recommendations for Proposed Sites (Appendix E);
- Strategic Recommendations maps (Appendix F);
- Updates to the GeoPDF Maps (Appendix B) to include most recently assessed sites (March 2022);
- Updates to the Level 1 SFRA User Guide (Appendix G).

In summary the updated Level 1 SFRA will comprise an:

1. Updated Level 1 SFRA main report
2. Updated appendices including:
 - a. Planning framework and flood risk policy (Appendix A)
 - b. SFRA GeoPDF Maps (Appendix B)
 - c. Sites Assessment Excel spreadsheets (Appendix C)
 - d. Strategic recommendations report (Appendix E)
 - e. Strategic recommendation maps (Appendix F)
 - f. Level 1 SFRA User Guide (Appendix G)
3. GIS data used in the Level 1 SFRA update in Arc or MapInfo format as required.

We do not propose to carry out:

- Updates to the functional floodplain (Flood Zone 3b);
- Modelling of most recent climate change allowances;
- Data requests for historic incidents.

Please can you confirm in writing that you agree with the nature of, and need for, this update.

We agree that an update to the existing Level 1 SFRA is required, but we are not confident that the approach proposed takes full account of future climate change. We recommend



you apply the latest climate change allowances and link this to the expected effects of climate change on risk identified in the SFRA.

Failure to do this could see the impacts of surface water flooding in the future being under assessed. There is also potential for sites to change from low surface water flood risk to medium/high surface water flood risk after the onset of climate change which could be missed.

Any resulting changes may mean that sites could subsequently need to be assessed as part of a Level 2 SFRA.

I trust this response is helpful.

Yours faithfully,

Elliot Burton

Lead Local Flood Authority

